

Committee	PLANNING COMMITTEE A	
Report Title	Land Behind 26-32 George Lane, SE13	
Ward	Rushey Green	
Contributors	Geoff Whittington	
Class	Part 1	03 August 2017

Reg. Nos. DC/17/100485

Application dated 3 March 2017

Applicant Mrs Coombes

Proposal Details submitted in respect of Condition (5)(b) External Detailing of planning permission DC/15/090510 dated 7 April 2016, for the demolition of the existing buildings on land to the rear of 26-32 George Lane SE13 and the construction of 4 part single/ part two-storey three bedroom houses and a single-storey three bedroom house with courtyard gardens, and a single storey, one bedroom dwelling with courtyard fronting George Lane, together with associated landscaping, car parking, cycle store, refuse collection point and communal garden.

Applicant's Plan Nos. GA-04 Rev PL1; GA-05 Rev PL3; GA-06 Rev PL1; GA-22 Rev PL1; DD-01 Rev PL1; Computer Generated Images.

Background Papers

- (1) Case File LE/904/G/TP
- (2) Local Development Framework Documents
- (3) The London Plan (2015 as amended)
- (4) The NPPF

Designation

- (1) Local Open Space Deficiency
- (2) Area of Archaeological Priority
- (3) PTAL 3
- (4) Locally Listed Building

1.0 Property/ Site Description

- 1.1 The application site is located on the south side of George Lane, which runs east from its junction with Rushey Green/ Lewisham High Street. The L-shaped site lies on the south side of George Lane and comprises two elements.
- 1.2 The first is the commercial yard between 32 and 34 George Lane fronting George Lane. The yard contains former workshop buildings that are mainly single-storey, with a two-storey section located directly on the eastern boundary, behind the rear building line of the adjoining residential property at 34 George Lane.

- 1.3 The second part of the site is 'land-locked' garden land, located behind 26-30 George Lane, which was formerly a densely overgrown plot that included vegetation and a number of trees, until it was largely cleared in March 2015.
- 1.4 The workshop buildings once formed part of the curtilage with nos. 30-32 George Lane, which is a locally listed semi-detached pair of residential properties. At the time of the local listing, the workshop buildings were part of number 32 and are therefore also considered as locally listed buildings. In 2004, the land was subdivided due to a change of ownership.
- 1.5 George Lane and Davenport Road are generally residential, characterised by terraced dwelling-houses. There is some commercial activity at the western end of George Lane.
- 1.6 Immediately to the west of the application site is the rear garden of 26a George Lane, whilst adjoining that to the west is the Calabash Centre, which is a single-storey community building of substantial depth that lies some 6.7 metres away from the western-side site boundary.
- 1.7 The application site is located within an Area of Archaeological Priority. The site is not within a conservation area, and there are no Article 4(2) Directions.
- 1.8 The immediate area is a designated CPZ. The site has a PTAL rating of 3 on a scale of 1-6, where 6 is excellent.

2.0 Planning History

- 2.1 On 31 March 2016, Planning Committee A granted permission for the demolition of the existing buildings on land to the rear of 26-32 George Lane, and the construction of 4, part single/ part two-storey three bedroom houses and a single-storey three bedroom house with courtyard gardens, and a single storey, one bedroom dwelling with courtyard fronting George Lane. The application also included associated landscaping, car parking for four vehicles, a cycle store accommodating 12 bicycles, a refuse collection point to the front of the site, and a communal allotment garden.
- 2.2 The permission included a number of pre-commencement conditions. Condition (5)(b) External Detailing, which is subject to this application, stated:
 - (a) Within 3 months of the date of this planning permission, plans identifying those areas of the scheme where detailed plans at a scale of at least 1:10 will be provided to show the detailing of the buildings hereby approved shall be submitted to and approved in writing by the local planning authority.
 - (b) Prior to the commencement of development, elevation and section plans at a scale of at least 1:10 of those areas approved under (a) shall be submitted to and approved in writing by the Local Planning Authority.
 - (c) The development shall be carried out in full accordance with the details approved under part (b).

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the buildings 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.

2.3 Part (a) of Condition (5) was discharged by officers on 7 March 2017, and focussed upon agreeing the level of information that would eventually form part of section (b) of the same condition.

2.4 To date, no on-site works relating to the permission have been undertaken.

3.0 Background of Approved Scheme

3.1 The approved redevelopment of the site proposed the demolition of the existing buildings and the construction of four part single/ part-two storey mews style houses (Units 2-5) and a single-storey dwelling (Unit 1) to the rear of 26-32 George Lane.

3.2 A single-storey one bedroom dwelling (Unit 6) would front George Lane. Each dwelling would be afforded private external amenity space.

3.3 Access into the application site would be via a 3.4 metre wide passageway from George Lane, adjacent to Unit 6.

3.4 Units 2-5 would have an initial 7 metre deep 2-storey element, with the upper floors located within the pitched roofs. The dwellings would then fall to a single-storey height, extending approximately 11 metres to the existing rear boundary. The central areas of each dwelling would provide external private gardens, varying in size between 8.8sq.m for the one bedroom dwelling, and between 44 - 63 sq.m for the family units.

3.5 These units would be family sized dwellings, each accommodating 3 bedrooms for up to 5 persons.

3.6 Unit 1 would be entirely single-storey, located at the western end of the site. Access would be via a gate into the private garden, with entry into the building at the far end of a pathway. The dwelling would provide 3 bedrooms (a double and 2 single beds) for up to 4 persons.

3.7 Unit 6 would also be single-storey, located to the western side of the site, adjacent to 34 George Lane. The 1 bedroom, 2 person dwelling would be afforded a small courtyard area.

3.8 Four car parking spaces are proposed to the area in front of Units 4 and 5, whilst a secure, dry store for up to 12 bicycles would be provided adjacent to the parking bays.

3.9 Each dwelling would have sufficient space for individual bin storage, with a bin collection area located to the front of Unit 6.

3.10 The remainder of the site would comprise hard and soft landscaping measures, including a designated 'allotment area' for future occupiers.

3.11 All dwellings would be market properties for sale or rent.

- 3.12 The planning application was presented to Planning Committee (A) on 31 March 2016.
- 3.13 In regard to the demolition of the existing buildings, whilst the historic use of the workshop buildings and yard were acknowledged, it was important to consider their poor structural condition and shallow foundations, and the subsequent difficulty to convert them to provide residential accommodation. For these reasons, no objections were raised toward the principle of demolishing the existing workshop buildings.
- 3.14 The approved dwellings were considered to be well designed, incorporating a contemporary approach influenced by the traditional pitched roof housing that is prevalent within the immediate area.
- 3.15 In regard to standard of accommodation, it was considered that the development overall would comply with the London Plan accommodation standards, and by way of layout, circulation space and design, would provide a high quality living environment for future occupiers.
- 3.16 In respect of visual impact upon neighbouring amenity, it was considered the proposed height and massing would be appropriate, relating well with neighbouring dwellings, and resulting in no significant visual harm.
- 3.17 Subsequently, Members motioned to grant permission, subject to compliance with planning conditions.

4.0 Policy Context

Introduction

- 4.1 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).
- 4.2 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

- 4.3 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)'.
- 4.4 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

- 4.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

The London Plan (2015 as amended)

- 4.6 The London Plan policies relevant to this application are:

Policy 7.4 Local Character
Policy 7.6 Architecture

Core Strategy

- 4.7 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the London Plan and the Development Management Local Plan (2014), 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:

CS Policy 15 High quality design for Lewisham

Development Management Local Plan

- 4.8 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 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:-

DM Policy 30 Urban design and local character

5.0 Planning Considerations

5.1 The application relates to details submitted in compliance with Condition (5)(b) External Detailing of the planning permission dated 7 April 2016, which stated;

(a) Within 3 months of the date of this planning permission, plans identifying those areas of the scheme where detailed plans at a scale of at least 1:10 will be provided to show the detailing of the buildings hereby approved shall be submitted to and approved in writing by the local planning authority.

(b) Prior to the commencement of development, elevation and section plans at a scale of at least 1:10 of those areas approved under (a) shall be submitted to and approved in writing by the Local Planning Authority.

(c) The development shall be carried out in full accordance with the details approved under part (b).

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the buildings 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.

5.2 The applicant has provided a set of CGIs as requested by Committee Members, which illustrates the appearance of the approved part single/ part 2-storey dwelling-houses (Units 2 - 5) to the south of the application site, including their scale, facing materials, internal images, and courtyard.

5.3 The proposed external materials would include:

- Hathaway Brindled Brick (Red multi traditional stock brick);
- Redland Slate (dark grey);
- Grey aluminium windows; sliding doors to courtyard; and rooflights;
- Red Cedar cladding and glazing to the central link;
- Red Cedar composite timber external front doors;
- Green living roofs constructed to the flat roof single-storey elements of each dwelling.

5.4 Officers consider that the proposed facing materials would be appropriate, contributing positively to the contemporary appearance of the development, whilst relating well with the wider setting.

- 5.5 The single-storey dwelling (Unit 1) to the west of the site is not depicted on the CGIs, however the proposed facing materials would be the same as Units 2-5, whilst also incorporating a green living roof.
- 5.6 Unit 6, fronting George Lane, would incorporate a mix of the Hathaway Brindled brick and reclaimed Red Stock brickwork from the existing 2-storey workshop building that will be demolished. Details were formally submitted in conjunction with Condition (22) of the approved scheme, including the condition of existing brickwork and where they will be re-used; and the method of removal of existing brickwork. Officers were satisfied with the proposal, and subsequently granted the discharge of Condition (22) on 7 March 2017.
- 5.7 Scaled 1:10 plans also form part of the current submission, including details of the construction of the green living roofs, which were formally assessed by the Council's Ecology officer, and subsequently approved on 7 March 2017.
- 5.8 Section plans also show the concealing of gutters; the composition of front and rear elevation windows; and a plan view of the front entrance doors.

6.0 Conclusion

- 6.1 In summary, it is considered that the plans submitted as part of this Approval of Details application demonstrate the approved scheme would be of a high quality, modern design, that would respect the character of the surrounding area. The proposed facing materials are considered to be appropriate, reflective of the intentions of the approved scheme.
- 6.2 For these reasons, it is recommended Condition (5)(b) is formally discharged.

7.0 RECOMMENDATION

- 7.1 **Discharge Condition (5)(b)**

INFORMATIVE

- (A) Please be advised that the drawings submitted for this application, namely GA-04 Rev PL1; GA-05 Rev PL3; GA-06 Rev PL1; GA-22 Rev PL1; DD-01 Rev PL1; Computer Generated Images have been assessed only in relation to the conditions as referred to on this application and do not provide acceptance or otherwise pertaining to any other outstanding conditions or subsequent applications.