

Committee	PLANNING COMMITTEE A	
Report Title	1 Wickham Gardens, London, SE4 1LY	
Ward	Brockley	
Contributors	Hugh Walsh	
Class	PART 1	7 February 2019

Reg. Nos. (A) DC/18/108888

Application dated 11/09/2018 [as revised on 11/12/2018]

Applicant Mr T Shaw

Proposal The installation of replacement timber windows and , the removal of a door on the front & rear elevation and replacement with brickwork, removal of a window on the rear elevation and replacement with a timber door, the insertion of rooflights to the front, side & rear roofslopes and the construction of dormers on the side roofslopes.

Background Papers

(1) G238A-100; G238A-101 (Received 12th September 2018) G238A-120-REV A; G238A-121- REV A; G238A-122-REV B; G238A-123-REV B; G238A-130- REV A; G238A-131-REV A; G238A-132-REV A; G238A-133-REV A; G238A-134-REV A; G238A-140-REV A; G238A-141-REV A; G238A-142-REV A; G238A-143 (Received 20th November 2018) G238A-200-REV A; G238A-201-REV A; G238A-202-REV A; G238A-203; G238A-300-REV D; G238A-301-REV C; G238A-302-REV A; G238A-303-REV A; G238A-304-REV A; G238A-400-REV C; G238A-401-REV B; G238A-402-REV C; G238A-403-REV B; G238A-701- REV B; G238A-702- REV A; G238A-703-REV A; Design, Access & Heritage Statement (Received 11th December 2018) G238A-700-REV C (Received 7th January 2019)– Gruff Limited

(2) Case File DE/86/1/TP

(3) Local Development Framework Documents

(4) The London Plan

Designation Core Strategy, Site Allocations Local Plan – Residential; Brockley Conservation Area

Screening N/A

1.0 SUMMARY

- 1.1 This report sets out officer's recommendation in regard to the above proposal. The report has been brought before members for a decision as permission is recommended to be approved and there are three or more valid planning objections

2.0 PROPERTY/SITE DESCRIPTION

- 2.1 The application relates to a Victorian dwelling with a double-height square bay on the front elevation. The property is an end-terrace property but the properties are grouped into pairs sharing similar mass and detailing. The property is located on the North side of Wickham Gardens and surround area is primarily residential in nature.
- 2.2 The Property is located within the Brockley Conservation Area and is subject to an Article 4 Direction.

3.0 PLANNING HISTORY

- 3.1 **DC/01/048814/FT:** Lawful Development Certificate in respect of the installation of a door in the back garden wall of 1 Wickham Gardens SE4. – **Granted**
- 3.2 **DC/18/108923:** Partial demolition of the existing building, construction of new three storey, three bedroomed family dwelling, including alterations to boundary and creation of a dormer to the rear roofslope of existing building at 1 Wickham Gardens, SE4. – **Refused**

4.0 CURRENT PLANNING APPLICATIONS

The Proposals

- 4.1 The application seeks planning permission for the installation of replacement timber windows to the front, side and rear elevations, the removal of a door on the front & rear elevation and replacement with brickwork, removal of a window on the rear elevation and replacement with a timber door, the insertion of rooflights to the front, side & rear roofslopes and the construction of dormers on the side roofslopes.

Supporting Documents

- 4.2 Design, Access & Heritage Statement.

5.0 CONSULTATION

- 5.1 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.
- 5.2 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors. The Brockley Society were also consulted.

5.3 Three objections have been received and are outlined below.

Objections:	Response:
Harmful impact on the character and appearance of the property and the local area, in terms of scale, design and materials.	This is addressed in paragraph No. 7.2 – 7.8.
Loss of privacy to neighbouring gardens.	This is addressed in paragraph No. 7.9
Loss of light to neighbouring properties	This is addressed in paragraph No. 7.10

6.0 **POLICY CONTEXT**

Introduction

6.1 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.

6.2 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 (NPPF) 2018

6.3 The revised NPPF, originally published in 2012, was published on 24th July 2018 and is a material consideration in the determination of planning and related applications.

6.4 It contains at paragraph 11, a ‘presumption in favour of sustainable development’. Annex 1 of the NPPF provides guidance on its implementation. In summary, this states in paragraph 213, 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 and in regard to existing local policies, that ‘...due weight should be given to them, 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)’.

- 6.5 Officers have reviewed the Core Strategy and Development Management Local Plan 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 paragraph 213 of the NPPF. Chapter 16 relates to conserving and enhancing the historic environment.

National Planning Practice Guidance 'NPPG' (2014 onwards)

- 6.6 On 6th March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents, and is subject to continuous periodical updates in difference subject areas

The Development Plan

- 6.7 The London Plan, Lewisham's Core Strategy, together with the Site Allocations DPD, the Lewisham Town Centre Local Plan and the Development Management Local Plan and together constitute the borough's Development Plan.

London Plan (March 2016)

- 6.8 The London Plan was updated on the 14 March 2016 to incorporate Housing Standards and Parking Standards Minor Alterations to the London Plan (2015).
- 6.9 Draft London Plan (expect 2019): The Mayor of London published a draft London Plan on 29 November 2017 and minor modifications were published on 13 August. The Examination in Public commenced on 15 January 2019 and is scheduled to conclude on 17 May 2019. This document now has some limited weight as a material consideration when determining planning applications. There are no relevant draft policies that are materially different to adopted London Plan policies.
- 6.10 The policies in the current adopted London Plan (2016) relevant to this application are:

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

Core Strategy (June 2011)

- 6.11 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 (November 2014)

- 6.12 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:
- 6.13 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 (2006, updated 2012)

- 6.14 This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self-containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.

Brockley Conservation Area Supplementary Planning Document (December 2005)

- 6.15 This document advises on the content of planning applications, and gives advice on external alterations to properties. It lays out advice on repairs and maintenance and specifically advises on windows, roof extensions, satellite dishes, chimneystacks, doors, porches, canopies, walls, front gardens, development in rear gardens, shop fronts and architectural and other details. It also sets out detailed guidance on the limited development that will be accepted within Brockley Mews - mainly within Harefield Mews.

7.0 PLANNING CONSIDERATIONS

- 7.1 The main issues to be considered in respect of this application are:
- Design & Impact on the Brockley Conservation Area
 - Impact on Adjoining Properties

Design & Impact on the Brockley Conservation Area

- 7.2 The proposed extensions and alterations are considered to accord with the principles of DM Policies 30 and 36 by virtue of the combination of high quality materials and proportionate scale. The degree of harm is less than substantial and while there are no wider public benefits, the scheme would not harm the character or appearance of the Conservation Area.

Replacement windows, doors and other works:

- 7.3 Officers consider that the proposed replacement of the existing timber sliding sash windows with double glazed replacements are a positive addition to the property, the original design and opening style of the windows would be re-instated and is considered to enhance the appearance of the host property and the surrounding Conservation Area.
- 7.4 Officers consider that the proposed removal of a door on the front elevation would not result in a significant impact on the host property or the surrounding

Conservation Area as the door would be replaced with brickwork to match the existing property.

- 7.5 The proposed other works to the rear elevation of the property include the replacement of a window with brickwork to match the existing, the replacement of a door to a double glazed timber window & the replacement of a window with a double glazed timber framed door with a fanlight above. The other works to the rear of the property are considered acceptable in terms of design and impact on the Brockley Conservation as the materials proposed are sympathetic to the host property and the surrounding area, officers consider that the replacement of a window with brick work to match existing would not result in a significant impact on the host property or the surrounding conservation area. A condition requiring approval of the replacement brick and proposed bond and mortar to match existing is recommended.

Proposed roof lights:

- 7.6 Officers consider that the proposed rooflights are acceptable in terms of design and impact on the Brockley Conservation Area. The proposed rooflights would be conservation-style and fitted flush with the roof tiles and would be minimally visible due to their location on the side roofslopes. Officers consider that the proposed rooflights are of high-quality design and would preserve the Conservation Area. Officers note that views onto the east roofslope of the application property are obscured by a large tree and the proposed rooflights would not be visible from the public realm. The rooflights would increase the amount of natural light received into the property.

Proposed dormers:

- 7.7 The application proposes two dormer extensions to the side roofslopes of the host property. The proposed dormer to the east roofslope would replace an existing rooflight, officers consider the scale of this dormer to be appropriate and it is considered that the dormer would sit comfortably on the roofslope as it is lined up with the fenestration below. As mentioned in section 7.3 views onto the east roofslope are largely obscured by a tree so it is considered that the proposed dormer to the east roofslope would not result in a significant impact to the conservation area. Officers note that the proposed dormer would comprise of a standing seam zinc cladding and a timber framed sliding sash window, the proposed materials are considered to be high quality materials and sympathetic to the host building.
- 7.8 The proposed dormer to the west roofslope, although larger than the proposed dormer to the east roofslope, nevertheless respects the architectural integrity of the roofscape. It is located to the rear of the property and is not considered to have a significant degree of visual impact on the Conservation Area. The materials proposed for the dormer are also standing seam zinc cladding, the west roofslope dormer would feature an aluminium framed 'eaves' combined window & rooflight to the rear elevation and the front elevation of the dormer would feature an aluminium framed casement window. The materials proposed for the dormer and its windows/rooflight are considered acceptable as they would be not be visible from the public realm and are considered to be of high quality. Officers note that a dormer of similar proportion was approved at the property 3a Wickham Gardens in the application DC/17/100807 under delegated powers on 08/06/2017

Impact on Adjoining Properties

- 7.9 That the only aspect of the proposed development to potentially have an impact on adjoining properties is the dormer on the western roof slope. Objectors raised concern over the proposed dormers potential to overlook onto private garden areas and reduce the level of privacy into neighbouring properties. Officers consider that the proposed dormer would not have a materially harmful impact on the privacy of neighbouring gardens due to the presence of second storey windows that currently have more direct views over the garden terrace. Turning to outlook, the addition of a dormer is not considered to materially harm the outlook from neighbouring properties.
- 7.10 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. Officers consider that the scale and positioning of the dormer extensions, specifically the dormer extension on the west roof slope, would not result in a materially harmful impact on sunlight or daylight to neighbouring properties.

8.0 CONCLUSION

- 8.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 8.2 In accordance with para 196 of the NPPF, Officers judge the degree of harm to be less than substantial. While no public benefits arise from this development, the impact on the heritage asset is considered acceptable, having regards to the Council's particular duties under s.72 of the Planning (Listed Building & Conservation Areas) Act 1990.
- 8.3 Officers consider that the proposals would attain a high standard of design, maintaining and enhancing the appearance of the host property while respecting the architectural characteristics of the area in accordance with DM Policy 30 & 31.
- 8.4 The proposal is not considered to harm the significance of the heritage assets (Brockley Conservation Area) and is considered to preserve and enhance the appearance of the host Conservation Area in accordance with DM Policy 36. In addition, the proposals would not be detrimental to neighbouring amenity and the scheme is therefore considered acceptable.

9.0 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:

G238A-100; G238A-101 (Received 12th September 2018) G238A-120-REV A; G238A-121- REV A; G238A-122-REV B; G238A-123-REV B; G238A-130-REV A; G238A-131-REV A; G238A-132-REV A; G238A-133-REV A; G238A-134-REV A; G238A-140-REV A; G238A-141-REV A; G238A-142-REV A; G238A-143 (Received 20th November 2018) G238A-200-REV A; G238A-201-REV A; G238A-202-REV A; G238A-203; G238A-300-REV D; G238A-301-REV C; G238A-302-REV A; G238A-303-REV A; G238A-304-REV A; G238A-400-REV C; G238A-401-REV B; G238A-402-REV C; G238A-403-REV B; G238A-701- REV B; G238A-702- REV A; G238A-703-REV A; Design, Access & Heritage Statement (Received 11th December 2018) G238A-700-REV C (Received 7th January 2019)

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) (a) The development shall be constructed in those materials as submitted namely: Standing seam zinc; the replacement brick and the proposed bond, mortar colour and pointing detail to match existing.
- (b) The scheme shall be carried out in full accordance with those details, as approved.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing, the replacement brick and the bond and mortar relating to this is important that it match's the existing as it will be infilling an original existing wall on the front elevation in accordance with Policies 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

- (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.