

Committee	PLANNING COMMITTEE B	
Report Title	16 Manor Avenue, London, SE4 1PD	
Ward	Brockley	
Contributors	Alfie Williams	
Class	PART 1	16 July 2020

<u>Reg. Nos.</u>	DC/20/115966
<u>Application dated</u>	02.03.2020
<u>Applicant</u>	Ms Mason
<u>Proposal</u>	Part retrospective application for the raising of the roof ridge by 150mm and construction of an extension to the rear roof slope at 16 Manor Avenue SE4, together with the replacement of the existing rooflights in the front roof slope with three conservation roof lights.
<u>Background Papers</u>	(1) Case File DE/105/16/TP (2) Core Strategy (June 2011) (3) Development Management Local Plan (November 2014) (4) The London Plan (March 2016)
<u>Designation</u>	Brockley Conservation Area Brockley Conservation Area Article 4 Direction PTAL 5

## 1 SUMMARY

- 1 This report sets out the Officer's recommendation for the above proposal. The report has been brought before Committee for a decision as a local Ward Councillor has requested that the application be determined by Planning Committee.

## 2 SITE AND CONTEXT

### *Site description and current use*

- 2 The application site is located on the western side of Manor Avenue in a primarily residential area. The site is occupied by a large four storey mid terraced Victorian property with lower ground floor and raised main entrance at ground floor level.
- 3 The application building forms part of a short terrace consists of four properties (Numbers 14 to 20) constructed in yellow London stock brick, with pitched slate roofs, a central leaded flat section and hipped sides at either end of the terrace. Each of the two end terrace properties also have an additional flat roofed side projection. The properties sit in generous plots with large rear gardens.

Figure 1. Site location



- 4 Planning permission was granted in September 2015 for works to the roof, comprising a glazed roof extension in the rear roof slope and the installation of two roof lights in the front roof slope. The works were not however carried out in accordance with the approved plans, as the roof ridge has been raised by 150mm, the pitch of the front roof slope has been altered, rear dormer window has been enlarged and an additional rooflight has been installed on the front roof slope.
- 5 The building is not listed, but the site is located within the Brockley Conservation Area and is subject to the Brockley Conservation Area Article 4(2) Direction.

### 3 RELEVANT PLANNING HISTORY

- 6 DC/13/84038: The construction of an extension to the rear roof slope of 16 Manor Avenue SE4, together with the installation of two rooflights in the front roof slope – The application was refused on 23 September 2013 for the following reasons:
- 1) *The proposed roof extension and alterations would be detrimental to the character and appearance of the existing building and the integrity of the adjacent terraced buildings within the Brockley Conservation Area as well as having a serious and adverse effect on the amenities enjoyed by the occupants of neighbouring properties in this location, reason of its unsympathetic design and materials, excessive depth and width, prominent setting, mass and scale. As such, the development is contrary to Policy 15 High quality design for Lewisham', Policy 16 'Conservation areas, heritage assets and the historic environment' of the adopted Core Strategy (June 2011), Policies URB 3 Urban Design, URB 6 Alterations and Extensions, URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas, HSG 4 Residential Amenity and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).*
  - 2) *The proposed roof extension balcony area by reason of its raised siting and proximity to neighbouring buildings and property boundaries would have a serious and adverse effect on the privacy and amenity enjoyed by the occupants of neighbouring properties in this location contrary to Policy 15 'High quality design for Lewisham', Policy 16 'Conservation areas, heritage assets and the*

*historic environment' of the adopted Core Strategy (June 2011), policies URB 3 Urban Design, URB 6 Alterations and Extensions, HSG 4 Residential Amenity, HSG 12 Residential Extensions in the adopted Unitary Development Plan (2004) and the Residential Development Standards SPD (adopted August 2006 amended May 2012).*

- 7 APP/C5690/D/13/2207370: Application DC/13/84038 was dismissed at appeal on the grounds that the proposal would not preserve or enhance the character or appearance of the Brockley Conservation Area, would have a harmful effect on the character and appearance of the host building, and the proposal would have a harmful effect on neighbours' living conditions with regard to privacy.
- 8 DC/15/90895: The construction of a glazed roof extension in the rear roof slope at 16 Manor Avenue SE4, together with the installation of 2 roof lights in the front roof slope – granted on 2 September 2015.
- 9 ENF/17/00476: Enforcement investigation into the allegation that the development was not built in accordance with the approved plans and was built without discharging all of the relevant conditions.
- 10 DC/19/113464: Retrospective planning application for the extension of the existing pitched roof to raise the ridge line by 150mm at 16 Manor Avenue SE4, together with the installation of conservation roof lights in the front roof slope. The application was refused on 21 January 2020 for the following reason:
- 1) *The raising of the roof ridge, the resulting contrasting roof pitch, and installation of three rooflights form an unsympathetic and visually obtrusive addition to the streetscene, which is detrimental to the historic roof form of the host property and the historic and cohesive nature of the immediate terrace of which it forms part, failing to preserve or enhance the character and appearance of the Brockley Conservation Area. As such it would be contrary to Part 16 Conserving and Enhancing the Historic Environment of the NPPF, Policies 7.4 Local character, 7.6 Architecture and 7.8 Heritage assets and archaeology of the London Plan (March 2016), Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Lewisham Core Strategy (June 2011), DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings and 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 Lewisham Development Management Local Plan (November 2014) and the Lewisham Alterations and Extensions SPD (April 2019).*

## **4 CURRENT PLANNING APPLICATION**

### **4.1 THE PROPOSALS**

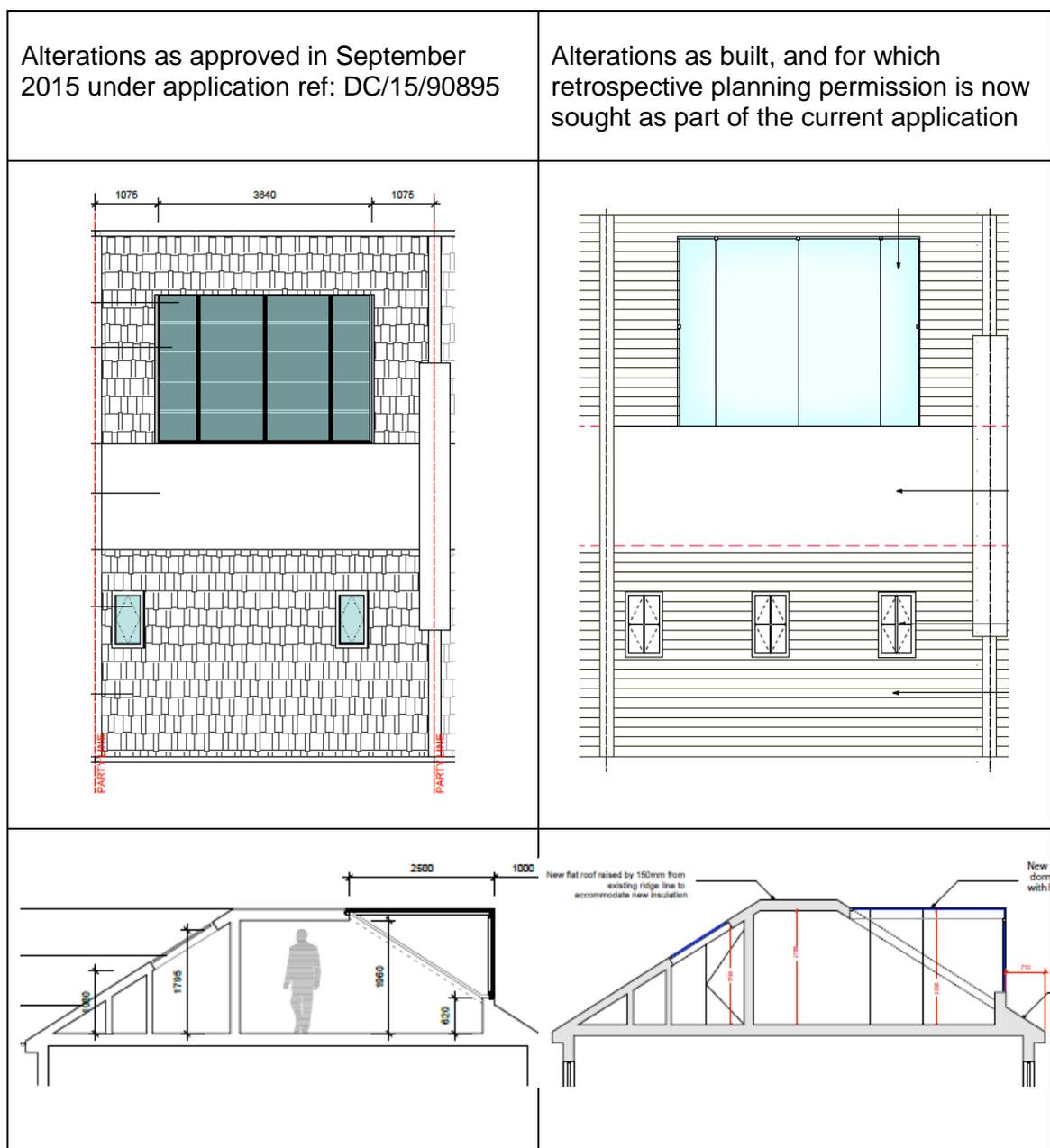
- 11 Retrospective planning permission is sought for alterations to the roof of the property. These include the raising of the ridge by 150mm and alteration to the pitch of the front roof slope which were carried out without the benefit of planning permission. The existing three Velux rooflights, also installed without planning permission, would be replaced in the same openings with lower profile conservation style rooflights, which would feature central horizontal and vertical glazing bars.
- 12 Resulting from the raising of the ridge, the rear dormer has not been constructed in full accordance with the approved plans. Retrospective permission is also sought for the

dormer extension to the rear roof slope. Measuring from the plans the rear dormer is 3.6m wide x 1.8m high x 2.8m deep, set in from both party walls by 1m, and set back from the eaves by 0.8m. The dormer is fully glazed with high reflective double glazing, which has aluminium frames.

## 4.2 COMPARISON WITH PREVIOUS SCHEME

- 13 The scheme differs in several ways from the one granted planning permission in September 2015 (reference DC/15/90895), which was not built in accordance with the approved plans contrary to Condition 2 of the decision notice.
- 14 The development is identical to the scheme refused in January 2020, reference DC/19/113464. However, more detail has been provided regarding the design of the proposed conservation rooflights

**Figure 2. Comparison between the approved scheme and as built**



15 Figure 2 above highlights some of the key differences between the alterations as approved, and the works as built for which retrospective planning permission is now sought. These include the increase to the number of rooflights on the front roof slope from two to three and reduction to the set up of the rear dormer from the eaves from the approved 1m to 0.8m, as measured from the plans.

## 5 CONSULTATION

### 5.1 APPLICATION PUBLICITY

16 Site notices were displayed and a press notice was published on 15 April 2020.

17 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors on 6 April 2020.

18 A total of 15 responses were received, comprising 15 letters in support.

#### 5.1.1 Comments in objection

19 The Brockley Society objected to the proposal due to the harmful impact of the raised ridge line and third rooflight. It was also noted that the existing rooflights are not conservation style as approved in 2015 and are not installed in the position indicated on the submitted plans. The society also objected to the 2.1m floor to ceiling height within the extended loft space.

#### 5.1.2 Comments in support

Comment	Para where addressed
Positive visual impact to the property and surrounding area	Para 45-54
Raised roof ridge not perceptible	Para 46
Three rooflights are a common feature of the Brockley Conservation Area	Para 53-54
Ecological benefits of the improved energy efficiency	Para 56

20 Cllr Adefiranye commented in support of the application and requested that the application be determined by Planning Committee.

### 5.2 INTERNAL CONSULTATION

21 The following internal consultees were notified on 3 April 2020.

22 Conservation: raised objections to the proposed development due to the harmful visual impact to Brockley Conservation Area resulting from the raising of the roof ridge and third rooflight. Full assessment of the comments have been incorporated in the planning assessment section of the report.

### 5.3 EXTERNAL CONSULTATION

23 Green Party: The proposed would result in better insulation of the proposed roof extension and therefore would contribute to energy saving which should be taken into consideration as well as the need to protect the rich architecture of the Borough.

24 Brockley Society: as there are no discernable physical differences of improvement offered to resolve the previous application (DC/19/113464) as refused on 21 January 2020 the Society stands by its previous comments of 11 December 2019 as attached below

## **6 POLICY CONTEXT**

### **6.1 LEGISLATION**

25 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise (S38(6) Planning and Compulsory Purchase Act 2004 and S70 Town & Country Planning Act 1990).

26 Planning (Listed Buildings and Conservation Areas) Act 1990: S.66/S.72 gives the LPA special duties in respect of heritage assets.

### **6.2 MATERIAL CONSIDERATIONS**

27 A material consideration is anything that, if taken into account, creates the real possibility that a decision-maker would reach a different conclusion to that which they would reach if they did not take it into account.

28 Whether or not a consideration is a relevant material consideration is a question of law for the courts. Decision-makers are under a duty to have regard to all applicable policy as a material consideration.

29 The weight given to a relevant material consideration is a matter of planning judgement. Matters of planning judgement are within the exclusive province of the LPA. This report sets out the weight Officers have given relevant material considerations in making their recommendation to Members. Members, as the decision-makers, are free to use their planning judgement to attribute their own weight, subject to the test of reasonableness.

### **6.3 NATIONAL POLICY & GUIDANCE**

- National Planning Policy Framework 2019 (NPPF)
- National Planning Policy Guidance 2014 onwards (NPPG)
- National Design Guidance 2019 (NDG)

### **6.4 DEVELOPMENT PLAN**

30 The Development Plan comprises:

- London Plan Consolidated With Alterations Since 2011 (March 2016) (LPP)
- Core Strategy (June 2011) (CSP)
- Development Management Local Plan (November 2014) (DMP)
- Site Allocations Local Plan (June 2013) (SALP)
- Lewisham Town Centre Local Plan (February 2014) (LTCP)

### **6.5 SUPPLEMENTARY PLANNING GUIDANCE**

31 Lewisham SPG/SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)
- Brockley Conservation Area Supplementary Planning Document (December 2005)

## 6.6 OTHER MATERIAL DOCUMENTS

- Draft London Plan: 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 was held between 15th January and 22nd May 2019. The Inspector's report and recommendations were published on 8 October 2019. The Mayor issued to the Secretary of State the Intend to Publish London Plan on 9 December 2019. On 13 March 2020 the Secretary of State wrote to the Mayor to direct a series of changes to the Intend to Publish London Plan that are required ahead of publication. The Intend to Publish London Plan now has some weight as a material consideration when determining planning applications, notwithstanding that more limited weight should be attached to those policies where the Secretary of State has directed modifications. The relevant draft policies are discussed within the report (DLPP).

## 7 PLANNING CONSIDERATIONS

32 The main issues are:

- Principle of Development
- Urban Design and Heritage
- Impact on Adjoining Properties
- Other Matter

### 7.1 PRINCIPLE OF DEVELOPMENT

#### *General policy*

33 The National Planning Policy Framework (NPPF) at Paragraph 11, states that there is a presumption in favour of sustainable development and that proposals should be approved without delay so long as they accord with the development plan.

34 Lewisham is defined as an Inner London borough in the London Plan. LPP 2.9 sets out the Mayor of London's vision for Inner London. This includes among other things sustaining and enhancing its recent economic and demographic growth; supporting and sustaining existing and new communities; addressing its unique concentrations of deprivation; ensuring the availability of appropriate workspaces for the area's changing economy; and improving quality of life and health.

#### *Discussion*

35 The Development Plan is generally supportive of people extending or altering their homes. The principle of development is supported, subject to details.

## 7.2 URBAN DESIGN & HERITAGE

### *Urban Design Policy*

- 36 The NPPF at paragraph 124 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. The NPPG encourages decision takers to always secure high quality design; this includes being visually attractive and functional, however other issues should be considered.
- 37 London Plan Policy 7.6 requires development to positively contribute to its immediate environs in a coherent manner, using the highest quality materials and design.
- 38 Core Strategy Policy 15 repeats the necessity to achieve high quality design.
- 39 DM Policy 30 states that all new development should provide high standards of design and should respect the existing forms of development in the vicinity.

### *Heritage Policy*

- 40 Section 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives local planning authorities the duty to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas and Listed Buildings.
- 41 London Plan Policy 7.8 states that development should among other things conserve and incorporate heritage assets where appropriate. Where it would affect heritage assets, development should be sympathetic to their form, scale, materials and architectural details. DLPP HC1 reflects adopted policy.
- 42 Core Strategy Policy 16 ensures the value and significance of the borough's heritage assets are among things enhanced and conserved in line with national and regional policy.
- 43 DMP 36 echoes national and regional policy and summarises the steps the borough will take to manage changes to Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens so that their value and significance as designated heritage assets is maintained and enhanced.

### *Discussion*

- 43 The rear dormer extension has been built broadly in accordance with the approved plans, however where on the approved plans the dormer was set back from the eaves by 1m, the submitted plans indicate that the dormer as built is set back from the eaves by 0.8m. Whilst this is regrettable and does increase the bulk and massing of the dormer extension, it is recognised that 0.8m still represents a reasonable level of set back and this combined with the visually lightweight materials and 1m set in from both party walls is considered to be sufficient to ensure that the rear dormer extension is subservient to the host property.

### Ridge and Pitch Alterations

- 44 Both DMP 31 and the Alterations and Extensions SPD state that roof extensions will generally not be permitted where any part is higher than the height of the ridge of the main roof. The property is located within Character Area 1 of the conservation area as defined by the Brockley Conservation Area Character Appraisal. The Character Appraisal references the short terrace as an importance housing typology within this character area.

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The property is situated within the centre of the short terrace, which generally have consistent rooflines. As such, the raising of the ridge and associated alteration to the pitch of the front roof slope results in the roof of the property conspicuously projecting above those of the adjacent properties on either side. This is clearly perceptible from public viewpoints and unbalances the roofscape within short and longer views, resulting in a detrimental visual impact to the historic roof form of the host property and the cohesive nature of the immediate terrace, as is shown in Photograph 1 below.

**Photo 1. Front roof slope of No.16 Manor Avenue**



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It is noted that the ridge of No.17 Manor Avenue located on the opposite side of the road has been raised by a similar amount. However, the angle of the pitch of the roof was not increased as a result of these works, as shown in Photo 2 below. It is the combination of the raised ridge and change to the pitch of the roof that creates the obvious contrast with the adjoining properties and unbalances the roofscape.

**Photo 2. Front roof slope of No.17 Manor Avenue**



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DMP 36 is clear that the Council will resist 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. Officers therefore consider that the harm caused by the alterations to the roof would be exacerbated by the

precedent established by this development and the potential for the piecemeal erosion of the consistent roofscape that would arise from similar alterations at other properties.

- 48 The raising of the ridge and alteration to the pitch of the roof is therefore harmful to the character and appearance of the Brockley Conservation Area, contrary to DMPs 30, 31 and 36 in addition to the Alterations and Extensions SPD.

### *Rooflights*

- 49 DMP 31 states that rooflights in the front roof slope of buildings should be considered in relation to the design of the dwelling and harmonise with the street-scene. Furthermore, the Alterations and Extensions SPD guidance for rooflights within conservation areas states that rooflights should be few in number and generally restricted to the rear or least visible roof slopes.
- 50 The planning permission granted in September 2015 provided for the installation of two rooflights in the front roof slope, to be installed within the middle third of the roof slope close to the party walls. However, on site it is clear that the rooflights have been installed closer to the ridge, which is contrary to the Alterations and Extensions SPD Guidance.
- 51 Having visited the property Officers consider that the provision of two rooflights combined with the large areas of glazing in the rear dormer extension, would provide adequate levels of natural light and outlook to the internal accommodation. As such, the third rooflight does not make a vital contribution to living conditions and is excessive.
- 52 The Character Appraisal identifies rooflights as a damaging element to the character of the Brockley Conservation Area due to the additional visual clutter to plain roofslopes, which were not historically pierced with openings. The proposal to install flush fitting conservation style rooflights in place of the existing rooflights is welcomed. The permission granted in September 2015 was for conservation style rooflights, however the rooflights that were installed do not reflect this approved specification and are more bulky in appearance. As part of the current application, it is proposed that the installed rooflights be replaced with conservation style rooflights. Drawing 7468\_10 (Proposed Roof Plan) indicates that the rooflights would be installed within the middle third of the roof slope, although this is likely to be an inaccuracy within the drawing given that it is the Officer's understanding that the rooflights would simply be replaced in their current position. Notwithstanding this, the improvements to the design and position of the existing rooflights are not considered to overcome the intrusive visual impact created by the excessive number of rooflights.
- 53 It is noted that three rooflights have been installed in the front roof slope of 64 Manor Avenue (DC/12/79671). This permission was granted prior to the adoption of the current Development Management Local Plan and Alterations and Extensions SPD and as such is not considered to constitute a precedent. Moreover, there are very few rooflights at the eastern end of Manor Avenue, which has maintained a reasonably well preserved roofscape.

### *Summary*

- 54 Overall, officers consider that the current proposal would lead to less than substantial harm to the character and appearance of the Brockley Conservation Area, which would set a harmful precedent within the conservation area that in the long term is likely to erode the cohesive appearance of the roofscape.
- 55 Paragraph 196 of the NPPF requires such harm to be weighed against any public benefits of the proposal. The applicant stated on site that the raising of the ridge was undertaken to install insulation to improve the energy efficiency of the loft conversion.

Officers consider that the public benefits of improving the energy efficiency of one property are relatively modest and no evidence has been provided to substantiate this claim. It is also possible to improve the energy efficiency of a building without raising the ridge of the roof and changing the pitch of the roof. Therefore, the public benefits of the development are not considered to outweigh the harm identified above.

56 Officers, having regard to the statutory duties in respect of Conservation Areas in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant paragraphs in the NPPF in relation to conserving the historic environment, consider that the proposal would fail to preserve or enhance the character or appearance of the Brockley Conservation Area.

### **7.3 LIVING CONDITIONS OF NEIGHBOURS**

#### *Policy*

57 NPPF para 127 sets an expectation that new development will be designed to create places that amongst other things have a 'high standard' of amenity for existing and future users.

58 LP7.6, CP15, DMP32 and the provisions of the Alterations and Extensions SPD reflect this and are relevant.

#### *Discussion*

59 The main impacts on amenity arise from: (i) overbearing enclosure/loss of outlook; (ii) loss of privacy and (iii) loss of daylight within properties and loss of sunlight to amenity areas.

60 The increase to the height of the ridge does not have any significant impact on the living conditions of neighbouring properties given its siting within the centre of the roof and the modest increase. The rooflights have outlook towards the sky away from the neighbouring properties and such do not result in a perceptible loss of privacy.

61 The rear dormer roof extension is broadly similar to the massing approved in September 2015 under application DC/15/90895. The impact of the extension was considered to be acceptable at this time, and there have been not material changes to policy that would affect this assessment and therefore Officers maintain this judgement.

### **7.4 OTHER MATTERS**

62 The Brockley Society highlight that the 2.1m floor to ceiling height created by the loft conversion would fall short of 2.5m required by DMP 32 and the 2.3m stipulated within the Technical Housing Standards. Whilst this would not be considered acceptable for a new dwelling, these standards should be applied pragmatically when assessing alterations and extensions to existing homes to provide additional space and as such is not considered to warrant the refusal of this application.

## **8 LOCAL FINANCE CONSIDERATIONS**

63 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:

- 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

- sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

64 The weight to be attached to a local finance consideration remains a matter for the decision maker.

65 The CIL is therefore a material consideration and the relevant form has been submitted. In this case the application would not be liable to CIL.

## 9 EQUALITIES CONSIDERATIONS

66 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

67 In summary, the Council must, in the exercise of its function, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- advance equality of opportunity between people who share a protected characteristic and those who do not;
- foster good relations between people who share a protected characteristic and persons who do not share it.

68 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

69 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>

70 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- The essential guide to the public sector equality duty
- Meeting the equality duty in policy and decision-making
- Engagement and the equality duty
- Equality objectives and the equality duty
- Equality information and the equality duty

71 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

72 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.

## **10 HUMAN RIGHTS IMPLICATIONS**

73 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant including:

- Article 8: Respect for your private and family life, home and correspondence
- Protocol 1, Article 1: Right to peaceful enjoyment of your property

74 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as Local Planning Authority.

75 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

76 This application has the legitimate aim of extending a residential building.

## **11 CONCLUSION**

77 This application has been considered in the light of policies set out in the development plan and other material considerations.

78 The provision of three rooflights in the front roof slope, the raising of the ridge, and the alteration to the pitch of the front roof slope result in an incongruous visual impact to the roofscape that is detrimental to the integrity and form of the existing building and the terrace that it forms part. The development therefore fails to preserve or enhance the character and appearance of the Brockley Conservation Area and as such is contrary to LLP 7.4, 7.6 and 7.8, CSP 15 and 16, DMP 30, 31 and 36 and the Alterations and Extensions SPD.

## 12 RECOMMENDATION

79 That the Committee resolve to REFUSE planning permission for the following reason:

### REASONS FOR REFUSAL

- 1) The raising of the roof ridge, the resulting pitch of the front roof slope, and the installation of three rooflights form an unsympathetic and visually obtrusive addition to the streetscene, which is detrimental to the historic roof form of the host property and the historic and cohesive nature of the immediate terrace of which it forms part, failing to preserve or enhance the character and appearance of the Brockley Conservation Area. As such it would be contrary to Part 16 Conserving and Enhancing the Historic Environment of the NPPF, Policies 7.4 Local character, 7.6 Architecture and 7.8 Heritage assets and archaeology of the London Plan (March 2016), Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Lewisham Core Strategy (June 2011), DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings and 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 Lewisham Development Management Local Plan (November 2014) and the Lewisham Alterations and Extensions SPD (April 2019).

### 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, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.
- 2) Applicant is advised to contact Planning Enforcement Team to discuss next steps.