

# **SUPPLEMENTARY AGENDA 1 PLANNING COMMITTEE A**

Date of Meeting: **THURSDAY, 12 AUGUST 2021 TIME 7.30 PM**

PLACE: **CATFORD LIBRARY AND REMOTE**

Members of the Committee are summoned to attend this meeting:

**Membership  
Councillors:**

**James-J Walsh (Chair)  
James Royston (Vice-Chair)  
Obajimi Adefiranye  
Patrick Codd  
Liam Curran  
Sophie Davis  
Carl Handley  
Octavia Holland  
Luke Sorba**

The public are welcome to attend our committee meetings, however, occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.

**Kim Wright  
Chief Executive  
Lewisham Town Hall  
London SE6 4RU  
Date: Tuesday, 3 August 2021**

**For further information please contact:  
Claudette Minott Committee Officer  
2nd Floor Civic Suite  
Catford Road SE6 4RU**

**Email: [committee@lewisham.gov.uk](mailto:committee@lewisham.gov.uk)**



# SUPPLEMENTARY AGENDA 1

	<b>Order Of Business</b>		
<b>Item No</b>	<b>Title of Report</b>	<b>Ward</b>	<b>Page No.</b>
3.	34 SYDENHAM HILL, LONDON, SE26 6LS <ul style="list-style-type: none"><li>• Officer Presentation</li></ul>	Forest Hill	1 - 18
4.	4 LIND STREET, SE8 <ul style="list-style-type: none"><li>• Officer Presentation</li></ul>	Brockley	19 - 34
5.	13 BOLDEN STREET, SE8 <ul style="list-style-type: none"><li>• Officer Presentation</li></ul>	Brockley	35 - 50

# Cedars, 34 Sydenham Hill, SE26

## Application No. DC/20/118980

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The alteration, conversion and change of use of Cedars 34 Sydenham Hill SE26, and the construction of a part single/part two storey replacement extension at the rear, terraces at lower ground level and the provision of associated car parking spaces and bicycle storage to provide 11 self-contained flats, together with the demolition of the existing Coach House and the construction of 8 two bedroom dwelling-houses and associated landscaping and parking areas, and the felling of 6no. mature trees.

This presentation forms no part of a planning application  
and is for information only.



## APPLICATION SITE

Sydenham Hill Conservation Area;

Areas of special character;

Locally Listed (main Cedars building only);

Ancillary Coach-House to the south;

0.59 Hectares;

Approx 80 metres deep, and up to 80 metres wide;

Former Salvation Army Residential In-Service Training Centre, and two residential units (C3);

Currently unoccupied (2013).



# CEDARS BUILDING





# OVERHEAD VIEW OF CEDARS, REAR GARDEN AND COACH HOUSE



COACH-HOUSE

CEDARS BUILDING



# VIEW OF CEDARS FRONTAGE FROM SYDENHAM HILL

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# PROPOSED DEVELOPMENT



## CEDARS:

- Demolish rear extension;
- Construction of part single/ part 2-storey replacement extension;
- Extended front lightwell and basement;
- Front landscaping works, including 11no. Parking bays;
- 11no. Self-contained flats

## COACH-HOUSE:

- Demolish existing Coach-House;
- Construct 8no 2-storey dwelling-houses with private rear gardens;
- Landscaping works, including felling of 5no. Category B and C trees, and provision of 5no. Parking spaces.
- Planting of 9no replacement trees within existing grounds.

Total 19no. new dwellings – no affordable on-site provision.



# PROPOSED CEDARS DEVELOPMENT



Existing Front View

Proposed Front View



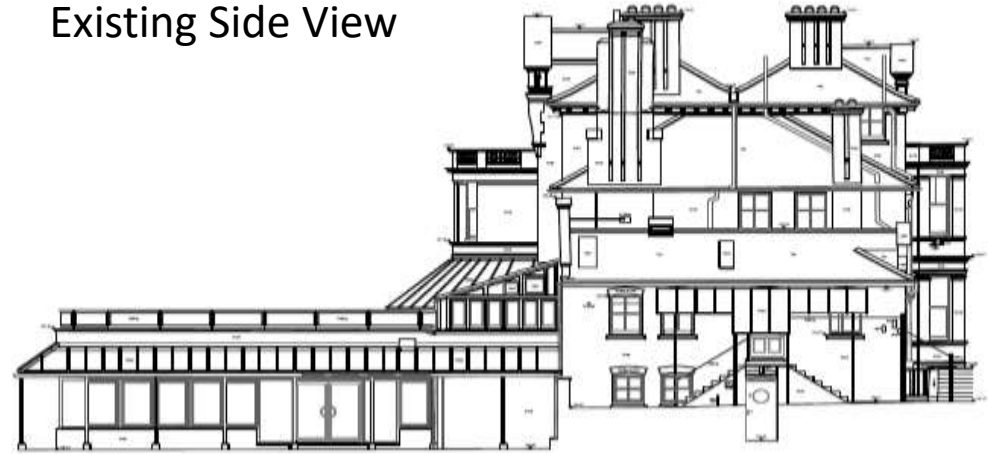


# PROPOSED CEDARS DEVELOPMENT



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Existing Side View



Proposed Side View



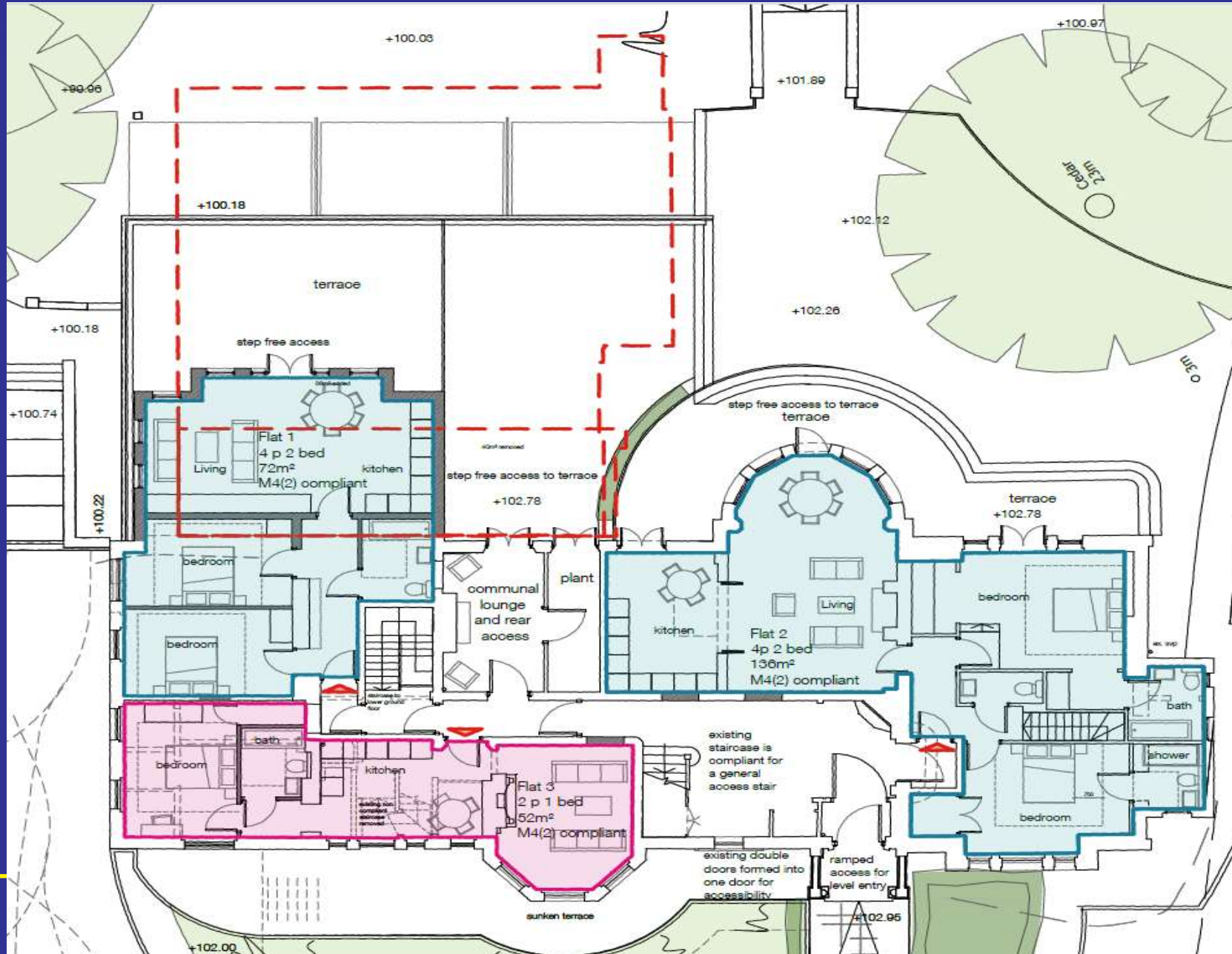
Proposed Rear



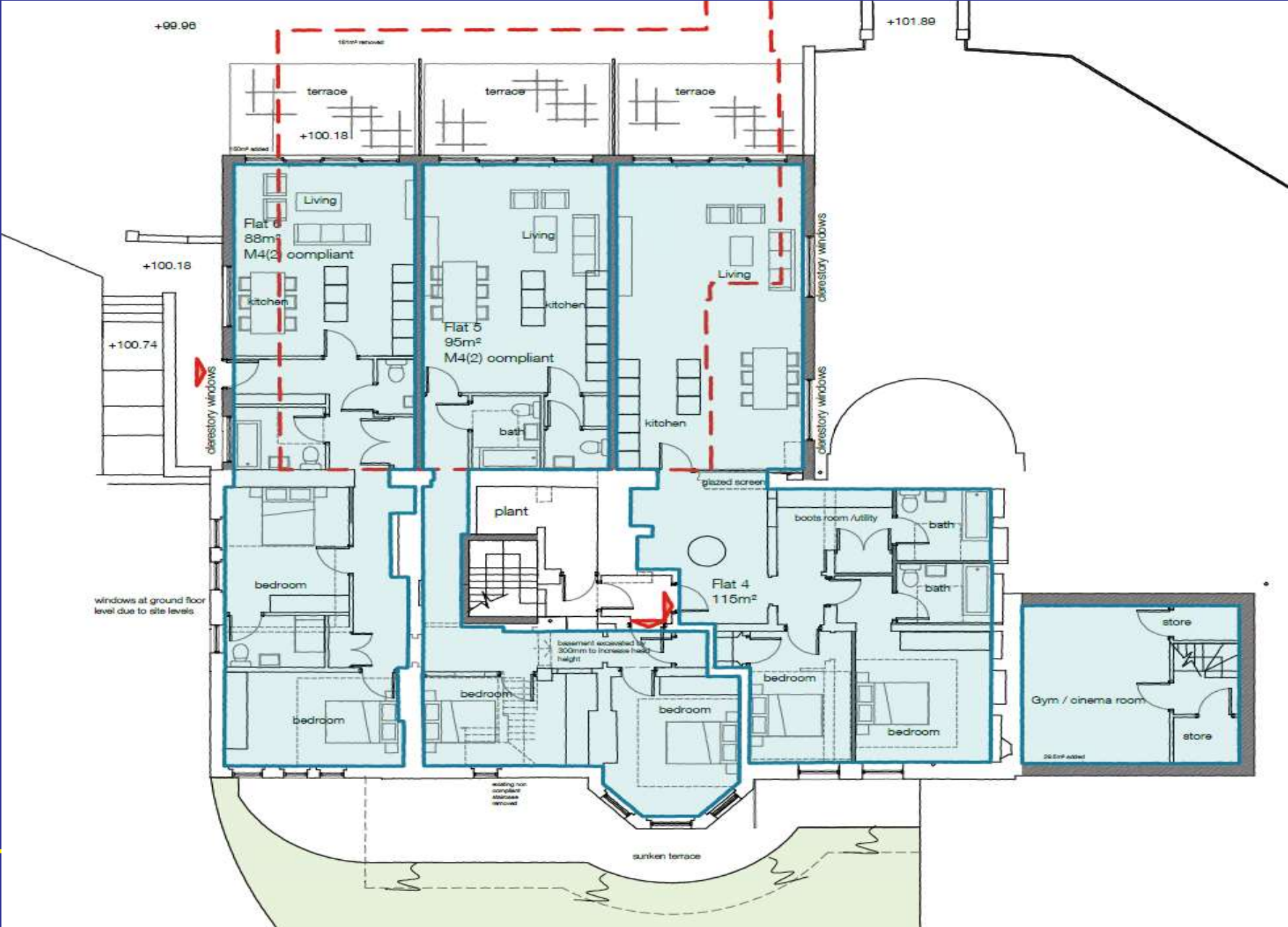


# CEDARS: PROPOSED GROUND FLOOR LAYOUT

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# CEDARS: PROPOSED LOWER GROUND FLOOR LAYOUT





# PROPOSED COACH HOUSE DEVELOPMENT





# PROPOSED COACH HOUSE DEVELOPMENT



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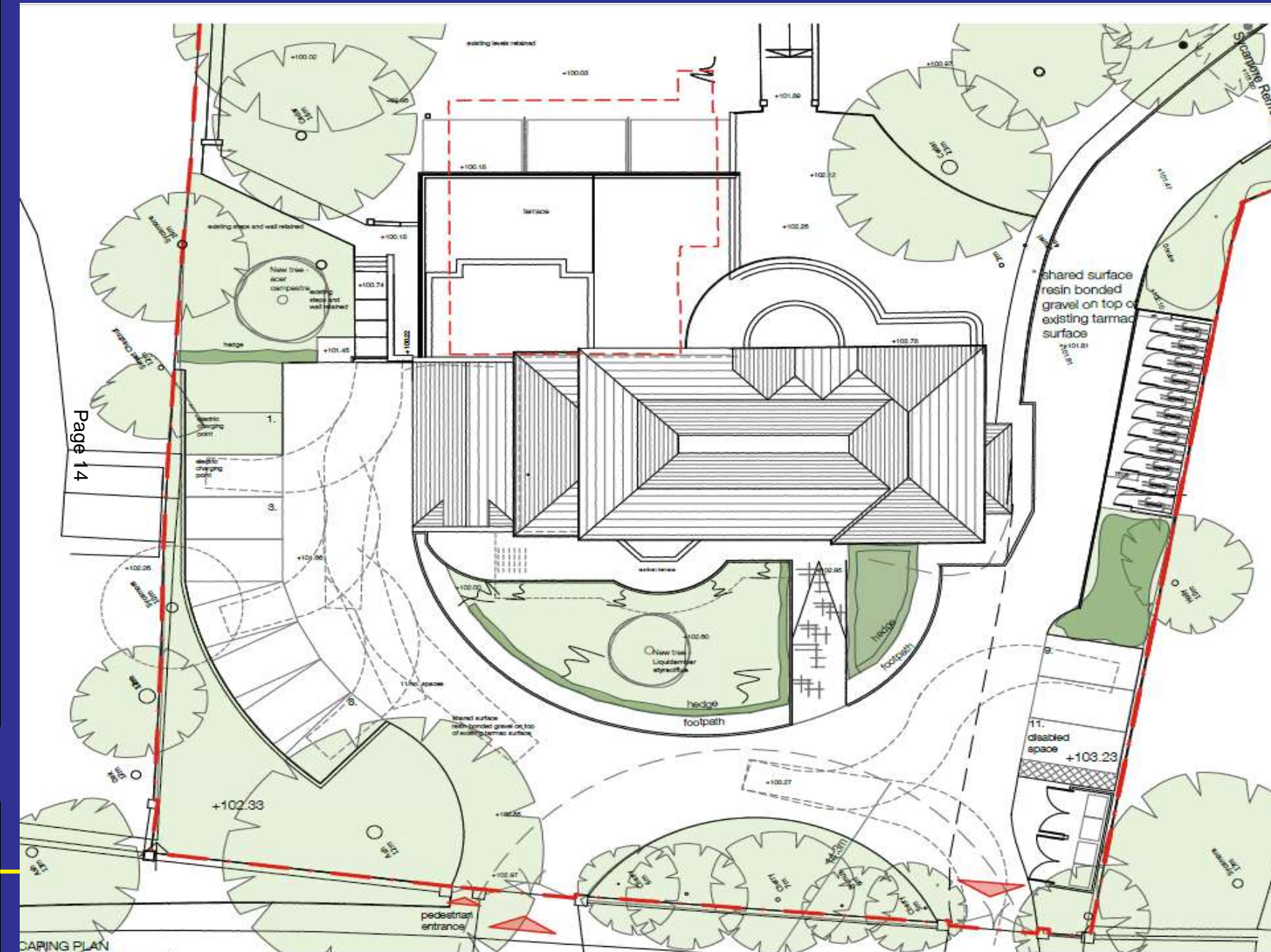




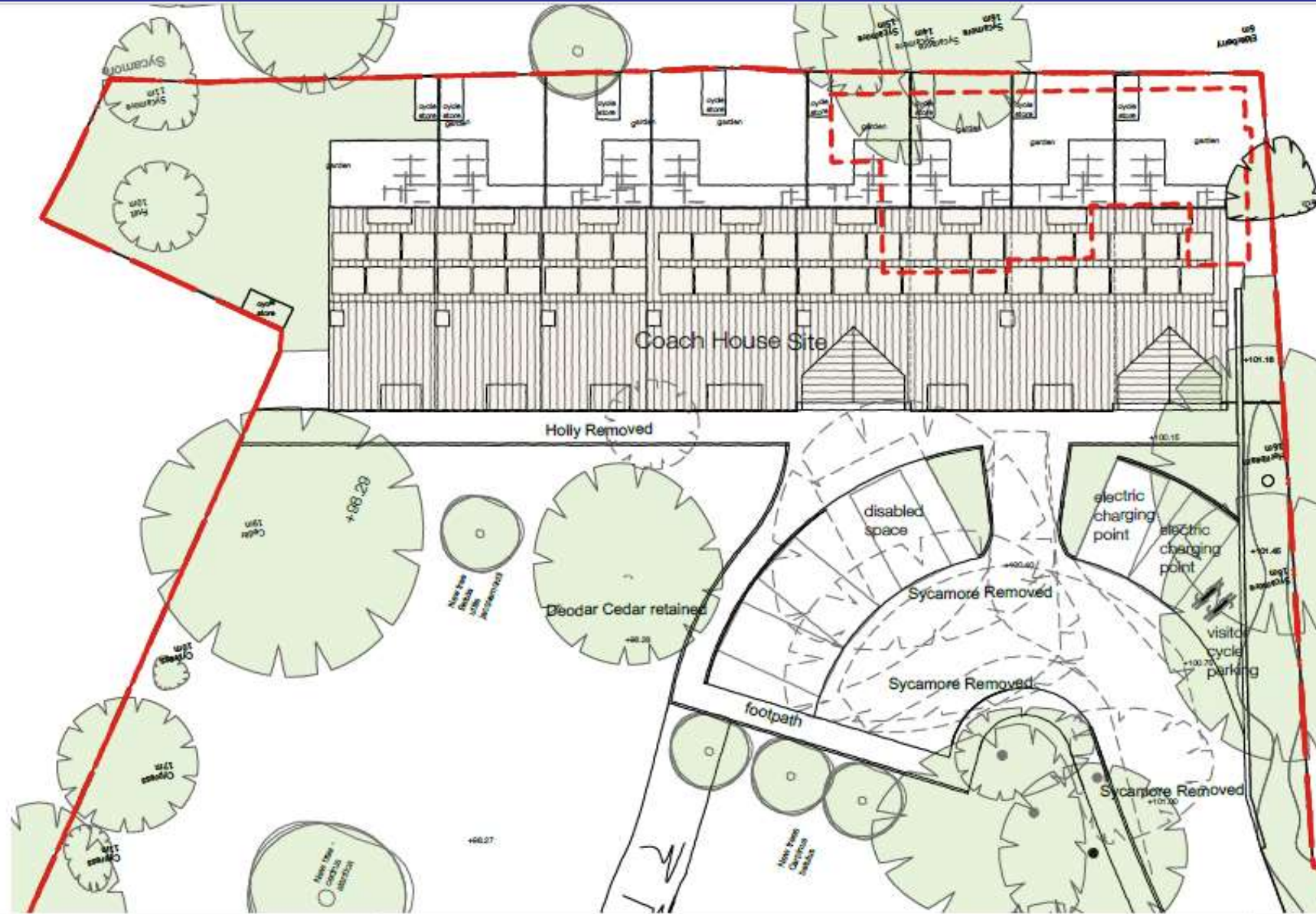
# CYCLE & CAR PARKING: Total of 16 car parking bays and 37 cycle spaces:

## Cedars:

- 11 no spaces, including disabled bay and 2x electric charging points.



# CYCLE & CAR PARKING:



## Coach-houses:

5no. spaces, inc.  
disabled bay and 2x  
electric charging  
points

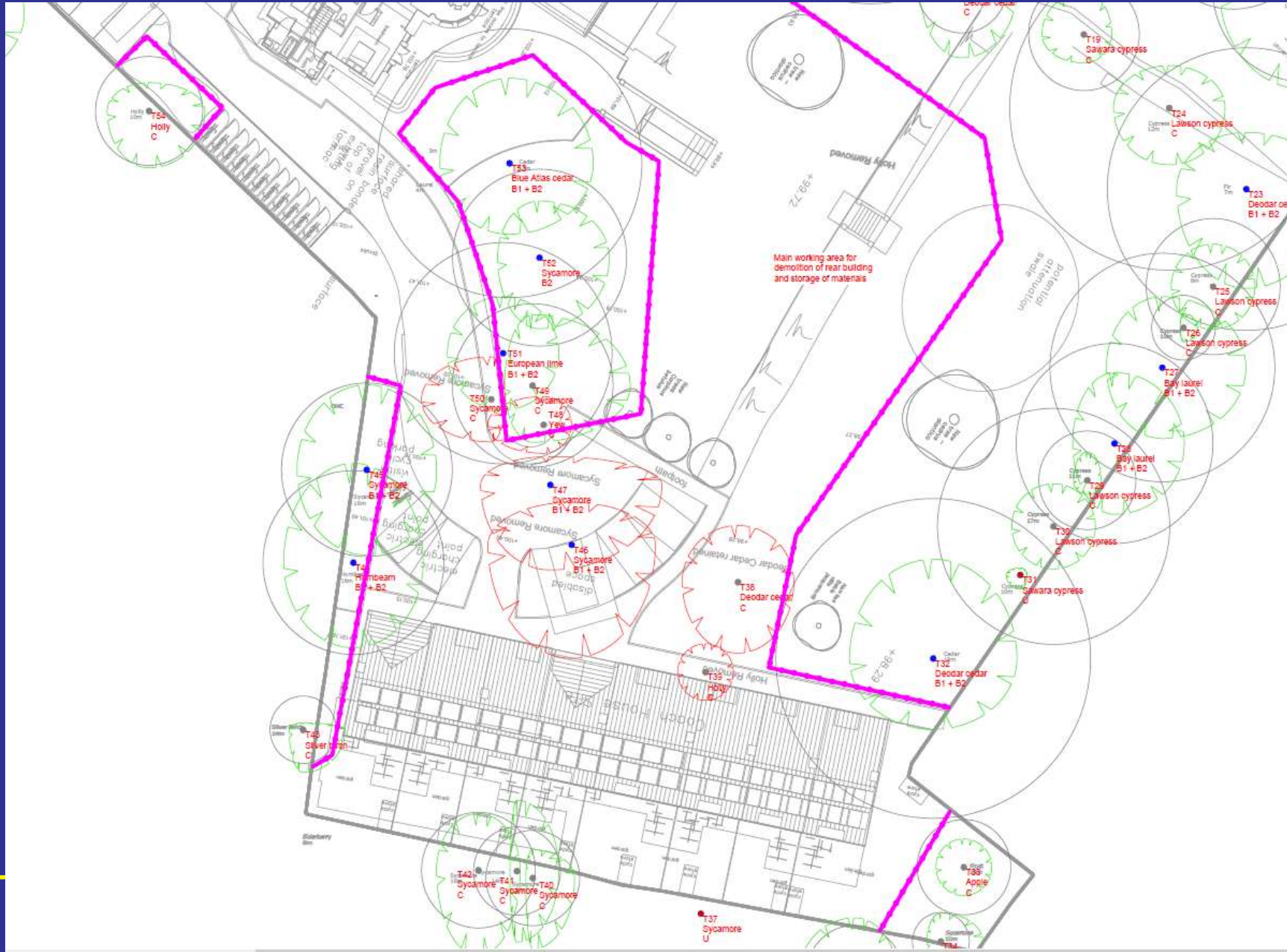


# Key Planning Considerations

- Principle of development;
- Design and impact upon the character of the Designated Heritage Asset - Sydenham Hill CA, and the Non Designated Heritage Asset – Cedars building;
- Housing provision;
- Residential Amenity;
- Highways matters;
- Areas of special character and Ecology

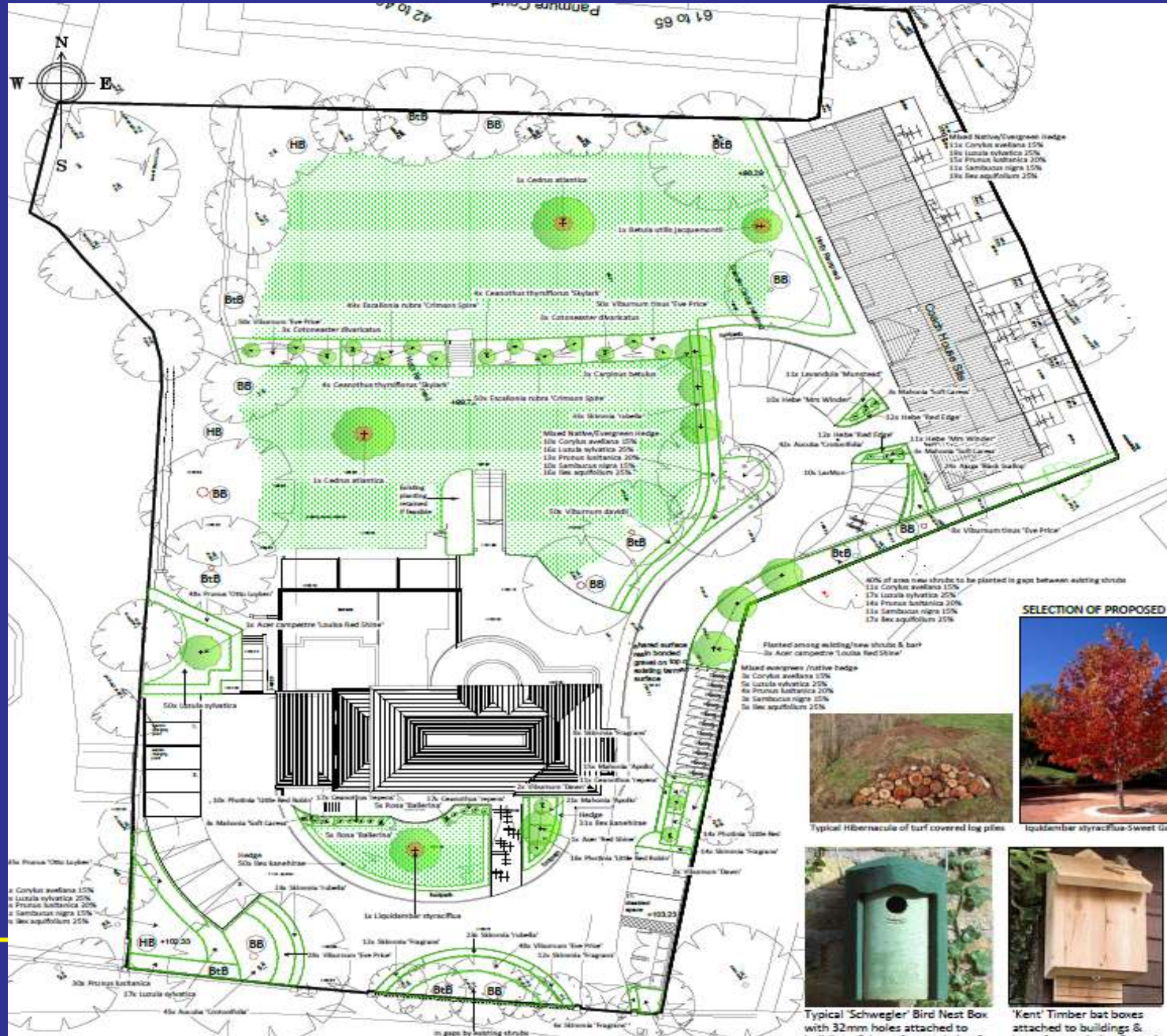
**RECOMMENDATION: GRANT**

# TREE REMOVAL





# NEW TREE PLANTING



**4 Lind Street  
London,  
SE8 4JE**

**Application No. DC/20/119652**

This presentation forms no part of a planning application  
and is for information only.



The construction of a mansard extension to the roof of 4 Lind Street, SE8, together with the construction of single storey extension to the rear elevation, the installation of replacement timber windows in the front elevation and the insertion of new windows in the flank elevation.





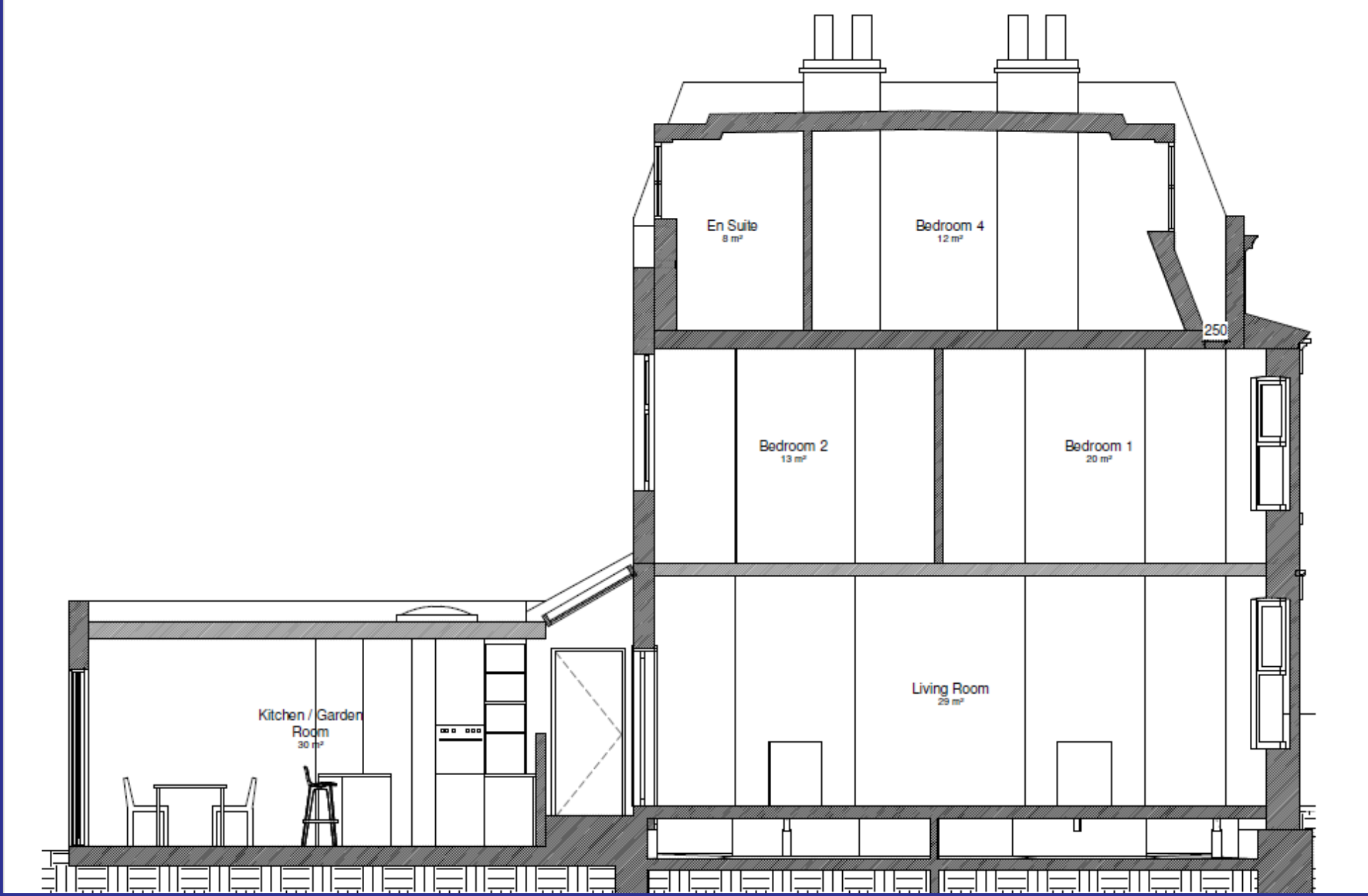






## Front Elevation Photographs



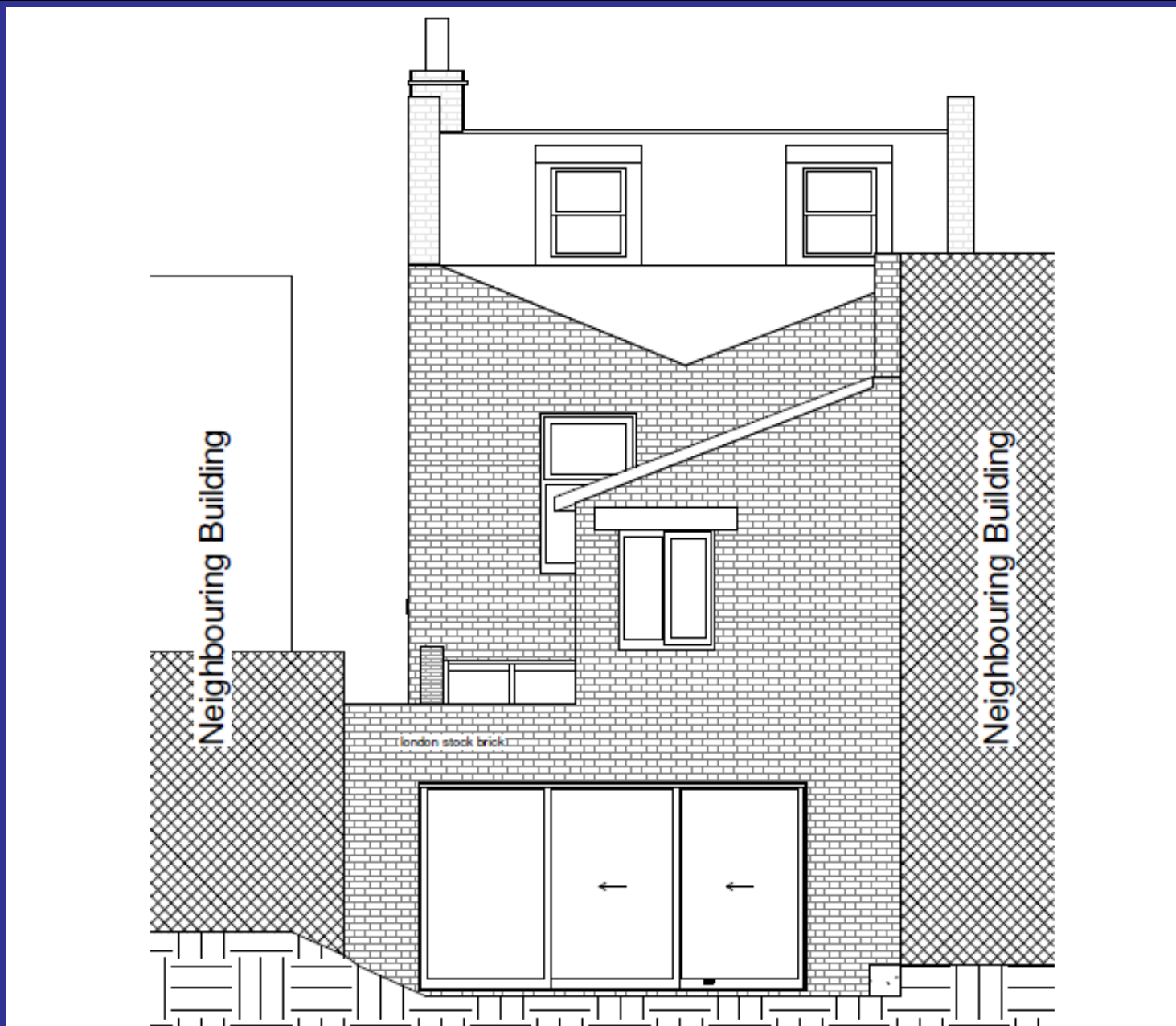


# Proposed Section



Proposed Front Elevation





Proposed Rear Elevation





# MAIN PLANNING CONSIDERATIONS

- Principle of Development
- Urban Design
- Living Conditions of Neighbouring Properties



16 Lind Street



29 Lind Street



28 Lind Street











# MAIN PLANNING CONSIDERATIONS

- Principle of Development
- Urban Design
- Living Conditions of Neighbouring Properties

End of Presentation



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**13 Bolden Street  
London,  
SE8 4JF**

**Application No. DC/21/120731**

This presentation forms no part of a planning application  
and is for information only.



The construction of a mansard roof extension with two dormer windows to the front roof slope and two windows to the rear at 13 Bolden Street, SE8.



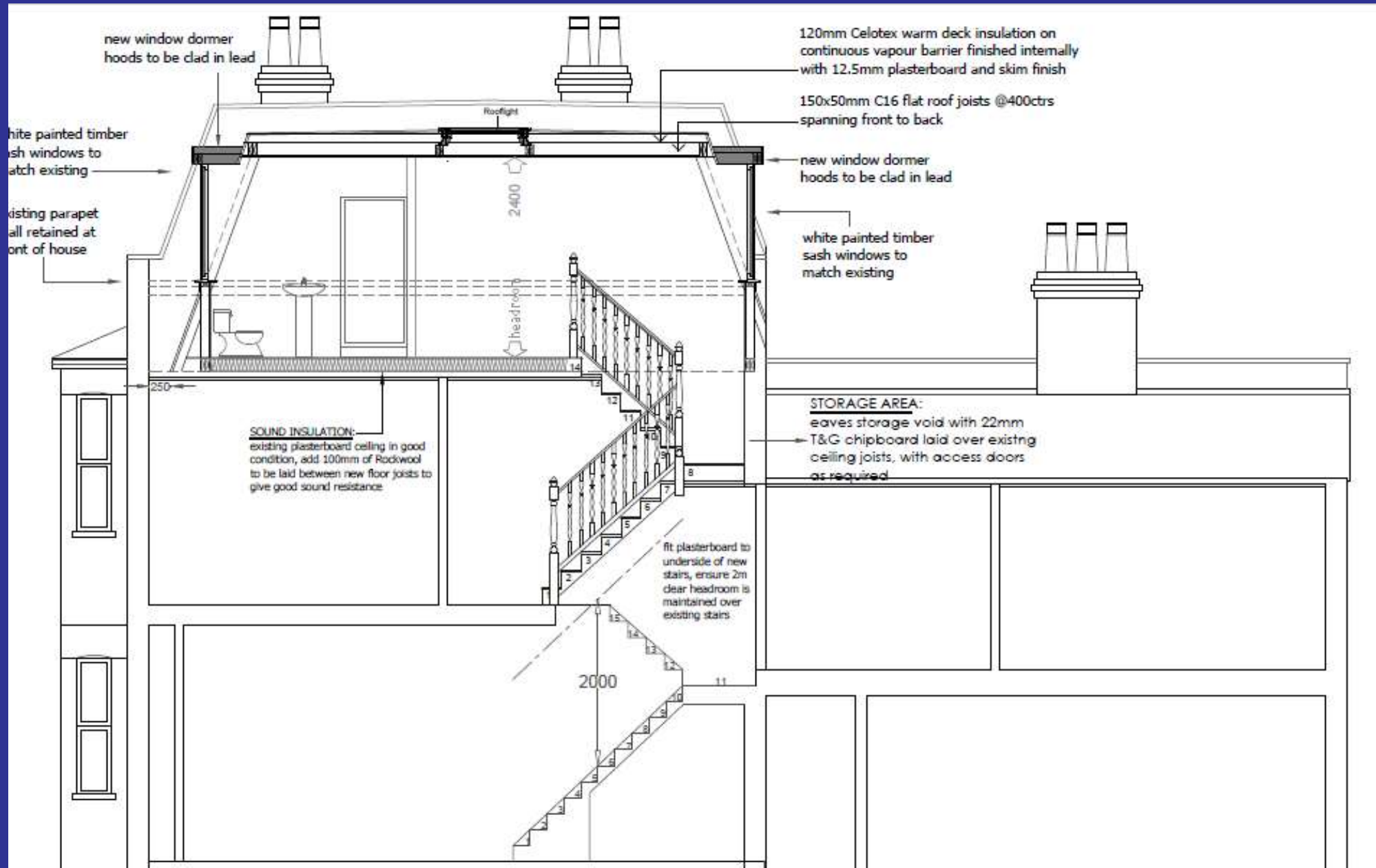










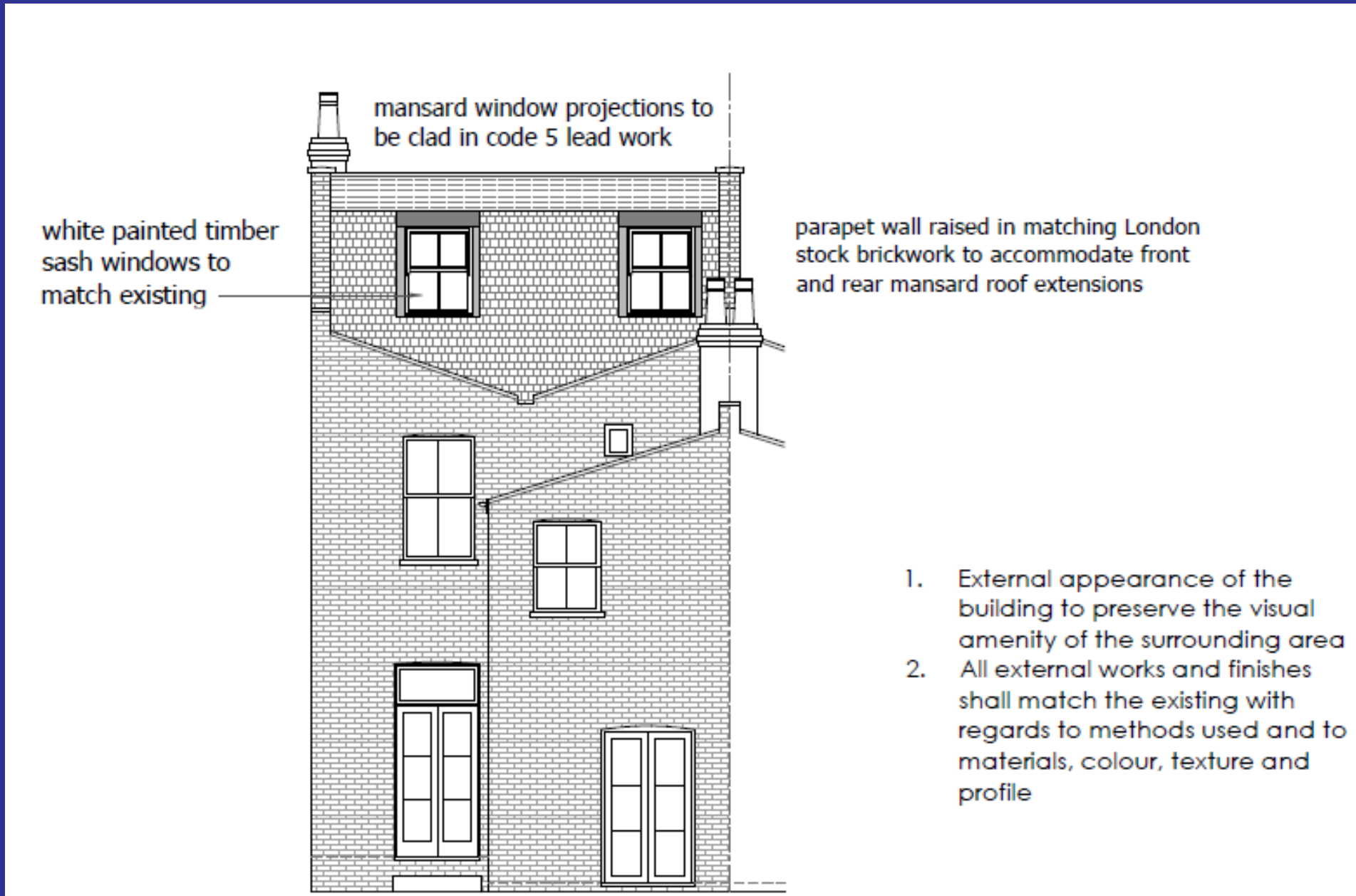


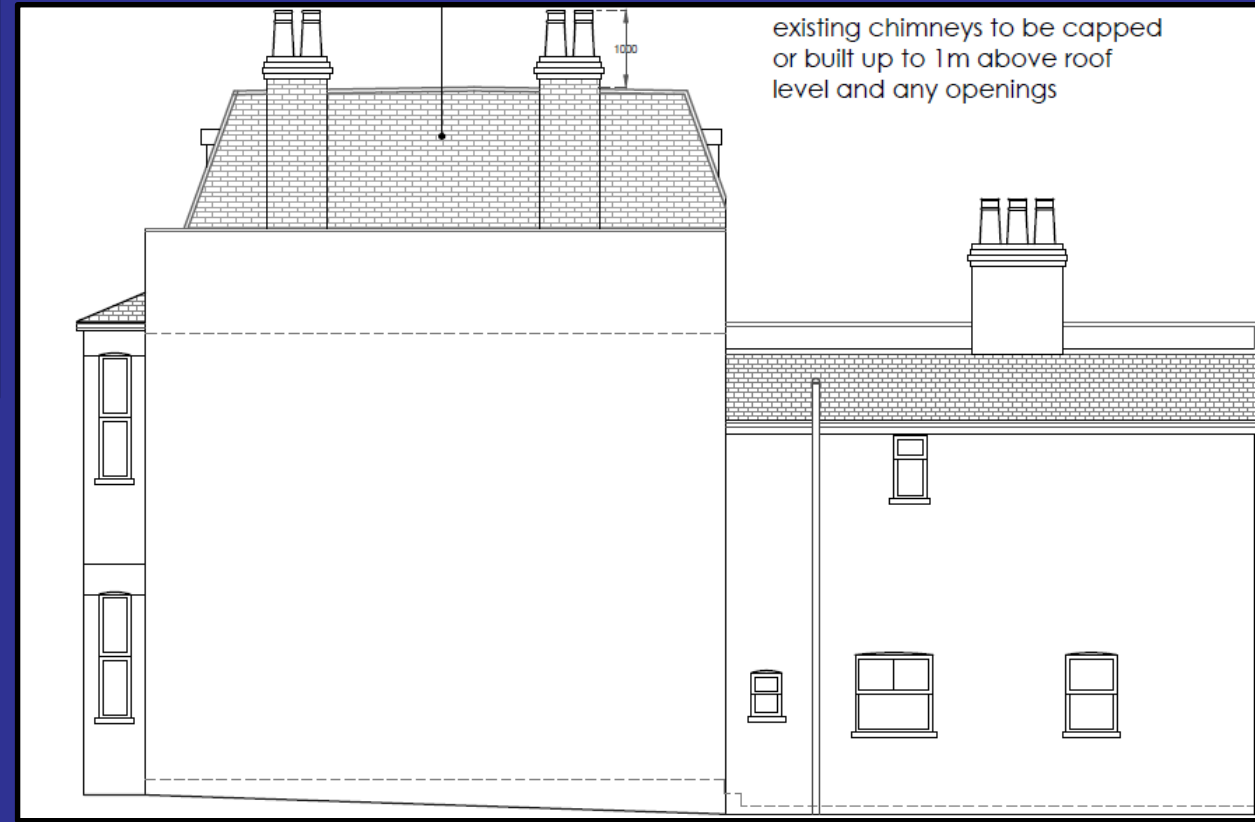
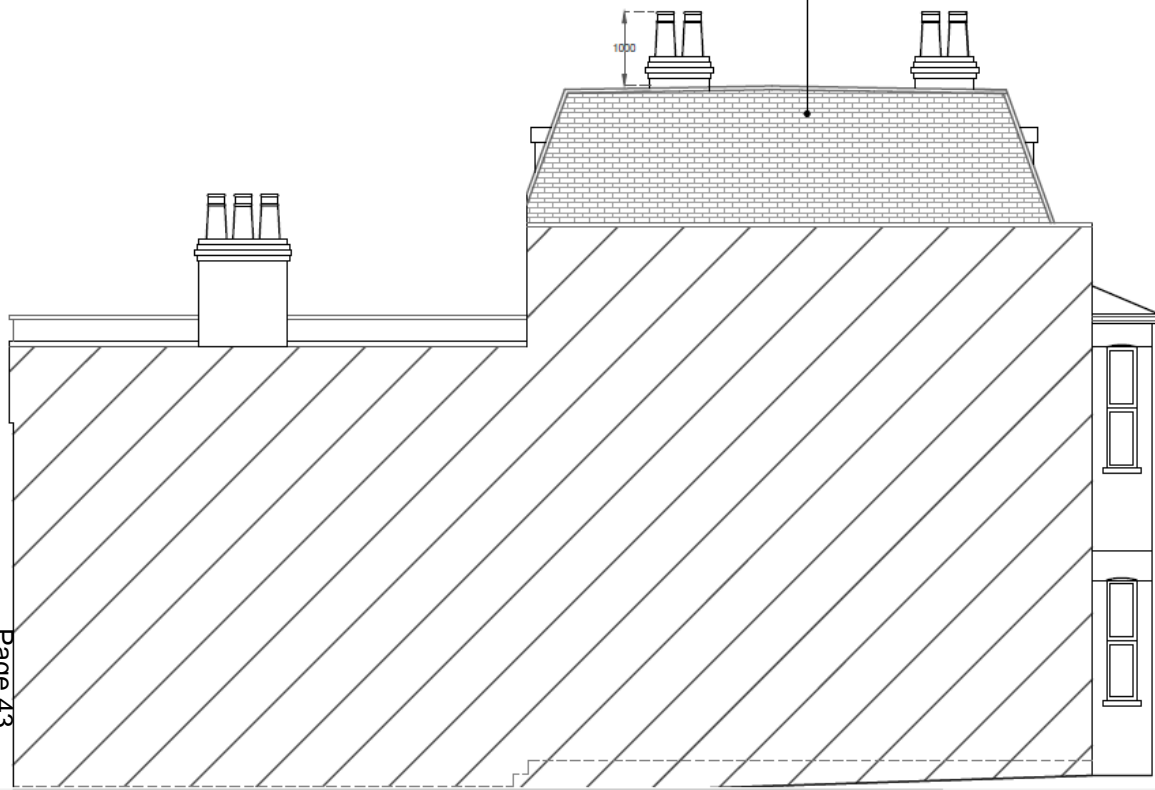
# Proposed Section



# Proposed Front Elevation





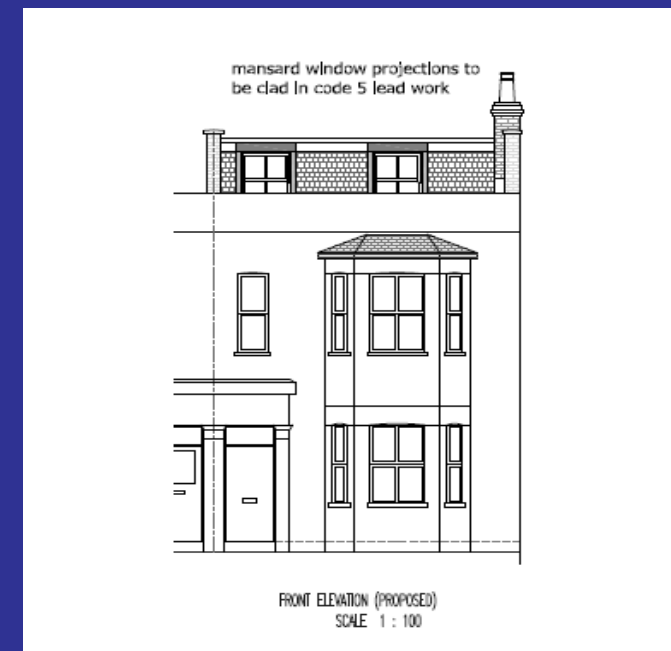
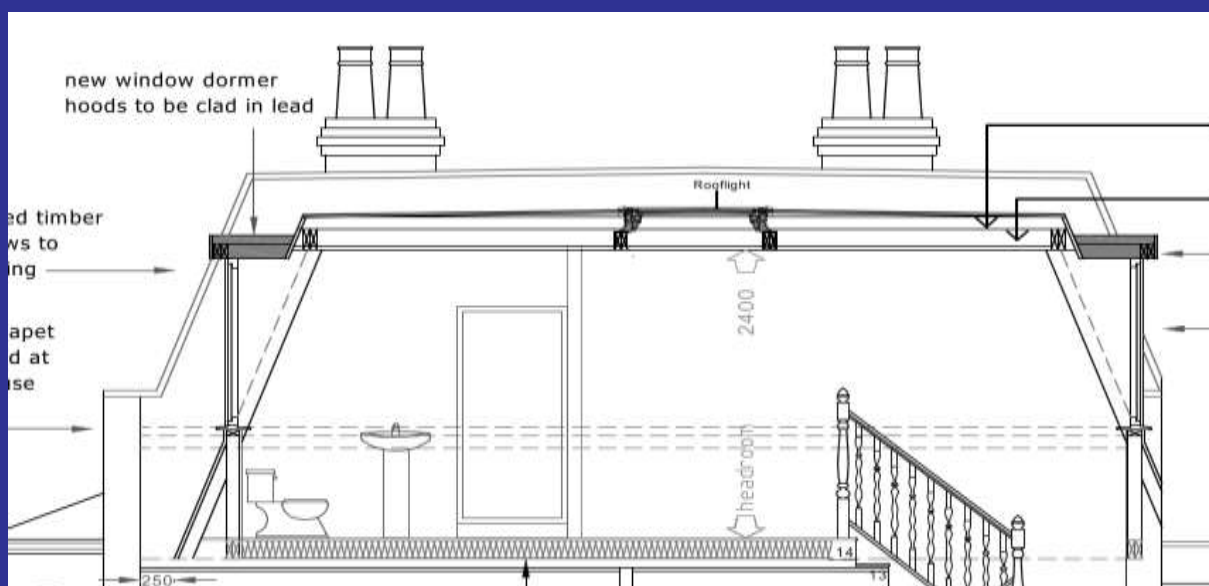
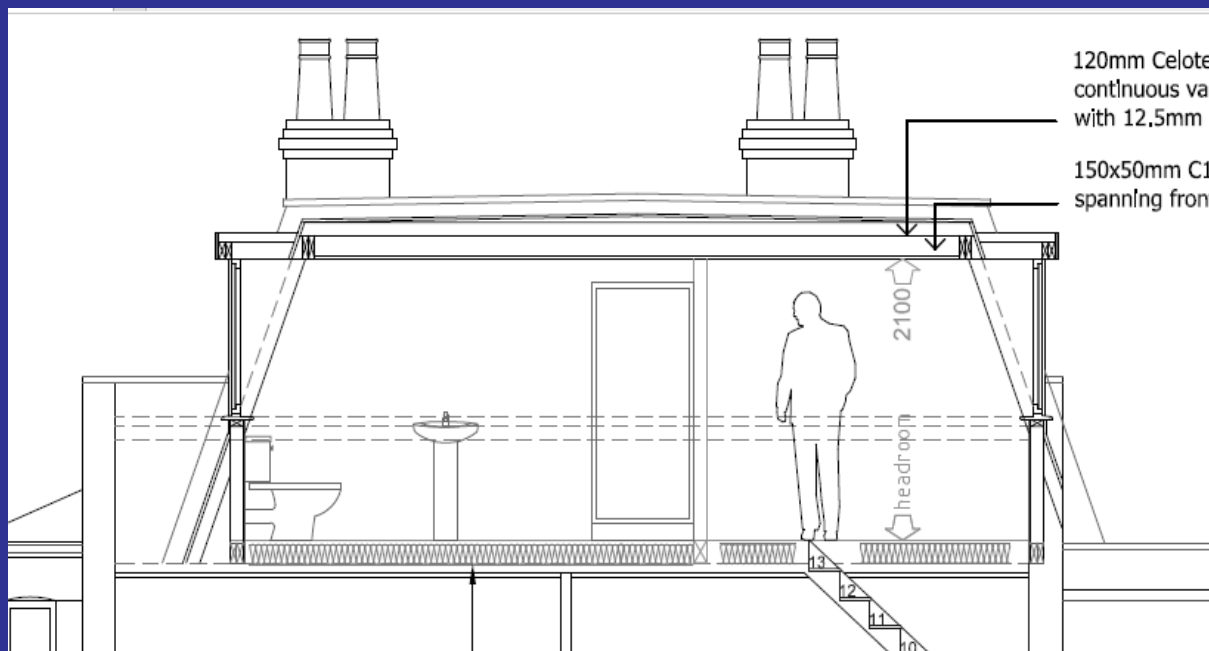




Scheme  
 refused in  
 September  
 2016  
 DC/16/97644

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Application  
 scheme



# MAIN PLANNING CONSIDERATIONS

- Principle of Development
- Urban Design
- Living Conditions of Neighbouring Properties





18 Bolden Street (opposite the application site)





# MAIN PLANNING CONSIDERATIONS

- Principle of Development
- Urban Design
- Living Conditions of Neighbouring Properties

End of Presentation



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