

**Decisions taken by the Planning Committee A on Thursday, 14 November 2019**

Agenda Item No	Topic	Decision
----------------	-------	----------

**Part A – Items considered in public**

<p><b>A3</b></p>	<p>ST MILDRED'S CHURCH AND HALL, ST MILDRED'S ROAD, SE12 0RA (Ref: No. (A) DC/19/112087)</p>	<p>RESOLVED</p> <p>That it be noted that the Committee agreed to REFUSE planning permission for the demolition of church hall and construction of replacement part one/part two storey church hall and community space to the side and rear and entrance lobby to the front at St Mildred's Church, St Mildred's Road, SE12, together with 27 parking spaces, 3 motorcycle spaces, cycle storage and associated work for the following reasons:</p> <ol style="list-style-type: none"> <li>1) The proposed development, particularly the single storey element, by means of its bulk and scale, form, siting and materiality is considered to be an incongruent and over-dominant addition, which results in harm to the character and appearance of St Mildred's Church and the wider townscape. The proposed development is therefore contrary to Para 127 of the NPPF (2019); Policy 7.8 'Heritage assets and Archaeology' of the London Plan (2016); Core Strategy Policy 15 'High quality design for Lewisham' and Core Strategy Policy 16 'Conservation areas, heritage assets and the historic environment' of the Core Strategy (2011); and DM Policy 30 'Urban design and local character', DM Policy 31 'Alterations/extensions to existing buildings' and DM Policy 37 'Non-designated heritage assets including locally listed buildings, areas of special local character and assets of archaeological interest' of the Development Management Local Plan (2014).</li> <li>2) The proposed loss of existing green strip and associated works to the existing trees and to accommodate car parking, would lead to a demise of the trees (T1, T2, T5, T6, T7, T8, T9 and T19) in the foreseeable future due to root loss, as well as post development pressures, which in turn would detract from the setting and character of St Mildred's Church, contrary to Core Strategy Policy 12 'Open Space and Environmental Assets' of the Core Strategy (2011) and DM Policy 25 'Landscaping and trees' and DM Policy 37 'Non-designated heritage assets including locally listed buildings, areas of special local character and assets of archaeological interest' of the Development Management Local Plan (2014).</li> </ol>
------------------	--	--

**Decisions taken by the Planning Committee A on Thursday, 14 November 2019**

<b>Agenda Item No</b>	<b>Topic</b>	<b>Decision</b>
---------------------------	--------------	-----------------

---