



Planning Committee A

Report title:

70 JERNINGHAM ROAD, LONDON, SE14 5NW

Date: 5 January 2023

Key decision: No.

Class: Part 1

Ward(s) affected: Telegraph Hill

Contributors: Steph Taylor

Outline and recommendations

This report sets out the Officer's recommendation of approval for the below proposal subject to the conditions and informatives.

This report has been brought before Committee for a decision due to the submission of one objection from the Telegraph Hill Society.

Application details

Application reference number:	DC/22/127795
Application Date:	29 July 2022
Applicant:	Jacobs & Issacs
Proposal:	Construction of a single storey rear extension, single storey side extension, and the replacement of windows on the front, side and rear elevations with matching double-glazed timber painted window at 70 Jerningham Road, SE14
Background Papers:	(1) Submission Drawings (2) Submission technical reports and supporting documents
Designation:	PTAL 5 Air Quality Telegraph Hill Article 4(2) Direction Telegraph Hill Conservation Area Not a Listed Building
Screening:	Not applicable.

1 SITE AND CONTEXT

Site description and current use

- 1 The application site relates to a three-storey, semi-detached single family dwellinghouse located on the eastern side of Jerningham Road. The dwellinghouse belongs to a semi-detached pair with no. 72.
- 2 The dwellinghouse is constructed from a mix of yellow brickwork with red brickwork banding on the front elevation. The side and rear elevations utilise a yellow stock brick that has aged to a dark brown in some places. The roof is constructed from blue/black slate. Windows are all timber frames and single glazed, painted a dark grey colour other than one window, which is painted white. There is a side path between nos. 70 and 68 that provides access to the long rear gardens.
- 3 Jerningham Road, and the surrounding streets within the conservation area, are comprised of predominantly residential properties, with a mixture of two and three storey terraced and semi-detached houses.
- 4 On both sides of Jerningham Road (apart from a stretch of terraced houses further up the hill) are three storey semi-detached houses. Due to the relationship with the terrain, the approach and entrances differ, with some houses requiring raised entrances with steps. The three-storey rear outriggers also differ along the street, as do minor details regarding fenestration, chimney stacks and roof heights.

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Figure 1 – Site location plan

Heritage/archaeology

- 5 The site is located within the Telegraph Hill Conservation Area and is subject to the Article 4 Direction, but it is not a listed building or in the vicinity of one.
- 6 It is within Telegraph Hill Conservation Area Character Area 1, comprised of the original Haberdashers Estate development characterised by strong uniformity of design, a restricted materials palette and a high level of architectural detailing. The front gardens provide a verdant setting to the setting of the houses. No. 70 is identified in the Conservation Area Character Appraisal as making a positive contribution to the Conservation Area; hence it is considered to be a Non-Designated Heritage Asset (“NDHA”). It should be noted that within the Telegraph Hill Conservation Area Character Area 1, the majority of buildings are identified as ‘positive buildings’.

Surrounding area

- 7 The surrounding area is predominately residential in nature and is comprised of a mix of buildings which were built around the 19th and 20th Centuries, all of distinctive style and form.

Transport

- 8 The application site has a Public Transport Accessibility Level (PTAL) rating of 5, where on a scale of 1 to 6, 1 is the lowest and 6 is the highest.

2 RELEVANT PLANNING HISTORY

- 9 **DC/13/084437:** The retention of a replacement boundary wall to the side of the front garden of 70 Jerningham Road SE14, together with the replacement of the side gate, the provision of paving, steps and a new retaining wall within the front garden. **Granted.**

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- 10 **DC/22/127796:** Construction of a rear dormer extension and insertion of four rooflights, one into the existing front roofslope and three on the rear roofslope at 70 Jerningham Road, SE14. **Granted.**

3 CURRENT PLANNING APPLICATION

3.1 THE PROPOSALS

- 11 Construction of a single storey rear extension, single storey side extension, and the replacement of windows with matching double-glazed timber painted window at 70 Jerningham Road, SE14



Figure 2 – Architects mock-up of proposed rear extension

- 12 The proposed rear extension is the width of the existing rear outrigger and projects 1m into the garden from the original rear wall. It sits along the boundary with No. 72. The proposed side extension runs the full length of the existing rear outrigger, and is approximately 6.6m long, 2.1m wide and 3.2-3.5m high. It is set in from the boundary so the path down the side is kept to retain access from the front of the property to the back.
- 13 A number of windows are also be replaced on the rear and side façade of the building. These are proposed to be double glazed timber sash windows to match the existing, and painted in a pale off-white colour.

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4 CONSULTATION

4.1 PRE-APPLICATION ENGAGEMENT

14 There was no pre-application engagement undertaken by the applicant with the general public.

4.2 APPLICATION PUBLICITY

15 Site notices were displayed on 10 August 2022 and a press notice was published on 10 August 2022.

16 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors on 3 August 2022.

17 One response was received, comprising of one objection from the Telegraph Hill Amenity Society.

4.2.1 Comments in Objection from Telegraph Hill Society

Comment	Para where addressed
Urban Design and Impact on Heritage Assets	
Loss of the rear bay window	Para 42-52
Potential of extension to be viewed from the public realm	Para 42-52
The proposals neither respects nor compliments the form, setting, period, architectural characters or detailing of the original property	Para 42-52
Living Conditions of Neighbours	
Proposed installation of skylight in the side extension	Para 59

4.3 INTERNAL CONSULTATION

18 Conservation Officer was not consulted as: the case falls below the current threshold for conservation input and the heritage matters were considered by the case officer with reference to Policy and Guidance.

5 POLICY CONTEXT

5.1 LEGISLATION

19 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).

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

5.2 MATERIAL CONSIDERATIONS

21 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.

22 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.

23 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 aforementioned directions and the test of reasonableness.

5.3 NATIONAL POLICY & GUIDANCE

- National Planning Policy Framework 2021 (NPPF)
- National Planning Policy Guidance 2014 onwards (NPPG)
- National Design Guidance 2019 (NDG)

5.4 DEVELOPMENT PLAN

24 The Development Plan comprises:

- London Plan (March 2021) (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)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

25 Lewisham SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)

5.6 OTHER MATERIAL DOCUMENTS

- Telegraph Hill Conservation Area Character Appraisal

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6 PLANNING CONSIDERATIONS

26 The main issues are:

- Principle of Development;
- Urban Design and Impact on Heritage Assets;
- Impact on Adjoining Properties;

6.1 PRINCIPLE OF DEVELOPMENT

General policy

27 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.

Discussion

28 The development plan is generally supportive of people extending or altering their homes. As such, the principle of development is supported subject to an assessment of the details.

6.2 URBAN DESIGN AND IMPACT ON HERITAGE ASSET

General Policy

29 The NPPF at para 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

30 Heritage assets may be designated—including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, archaeological remains—or non-designated.

31 Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives LPAs the duty to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

32 Relevant paragraphs of Chapter 16 of the NPPF set out how LPAs should approach determining applications that relate to heritage assets. This includes giving great weight to the asset's conservation, when considering the impact of a proposed development on the significance of a designated heritage asset. Further, that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset that harm should be weighed against the public benefits of the proposal.

Policy

33 London Plan Policy D3 states that development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character. It should also be of high quality, with architecture that pays attention to detail, and gives thorough

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consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

- 34 London Plan Policy HC1 states that proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 35 CSP 15 repeats the necessity to achieve high quality design. CSP 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.
- 36 DMP 30 states that all new developments should provide a high standard of design and should respect the existing forms of development in the vicinity. DMP 31 says alterations and extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, and detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. It also says the Council will consider proposals for building extensions that are innovative and have exceptional design quality where these are fully justified in the design and access statement.
- 37 DMP 36 is clear that permission will not be granted where new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials, nor for 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. DMP 37 says the Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non-designated heritage assets.
- 38 The Alterations and Extensions SPD gives more detailed guidance on principles to follow for successful extensions, with specific advice for development in Conservation Areas. Para 2.4.5 highlights that acknowledgment of character is of great importance when proposing developments within or adjacent to Conservation Areas or Listed Buildings and that in such cases, proposals will need to be in keeping with the scale, mass and detailing of the area, including the use of sympathetic materials. It goes on to say, at para 3.3.3, that this does not mean an exact replication of the existing character: the proposal should reflect and respect the original character and respond to its features. This is echoed at para 3.5.2, which says innovative, high quality and creative contemporary design solutions are welcomed by the Council, as long as the design carefully considers the architectural language and integrity of the original building and avoids any awkward jarring of building forms. Para 3.5.3 goes on to say, amongst other things, that original buildings need not to be replicated, however, if this is the proposed approach then the works will need to be carried out to a very high quality like in every other occasion.
- 39 Further advice on materials is given in para 3.5.6, which says those can either match the building materials of the original building or be of a contrasting, modern aesthetic. Either way materials should be of the highest quality, be durable and should weather well.

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- 40 Specific guidance for single storey rear extensions in conservation areas says, at para 4.2.5, that a modern, high quality design can be successful in achieving a clear distinction between old and new. In some locations, a traditional approach can be a more sensitive response to a historic building, particularly where homogeneity of groups of buildings is part of their special character. Elsewhere it says rear extensions should:
- Remain clearly secondary to the host building in terms of location, form, scale and detailing
 - Respect the original design and architectural features of the existing building.
 - On semi-detached properties extensions should not extend beyond the main side walls of the host building.
 - Have a ridge height visibly lower than the sill of the first floor windows (2 to 3 brick courses) and roof pitches to complement those of the main building.

41 Further guidance is given in Telegraph Hill Conservation Area Character Appraisal.

Discussion

- 42 The proposed extension is single storey side and rear extension. It would be contemporary in appearance, with modern aluminium window frames and timber used for the walls in a warm grey/brown tone that complements the original aged yellow brick. Patio doors would also be double glazed aluminium pivot doors, powder coated finish in a colour to complement the timber. The skylight would also have a 'frameless' appearance with glass-to-glass corners.
- 43 The side extension sits back approximately 2m from the boundary with 68 Jerningham Road, and would be restricted in height to 3.2m high in order to ensure it remains as a secondary addition to the property.
- 44 In regard to the scale of the extension, Officers consider it an appropriate size. Given the host building is a large, three storey building with an existing outrigger and sizeable rear garden, the size and scale of the extension is viewed as suitable as it clearly reads as a small extension to the host building. The proposed size of the extension ensures that the form and scale of the existing building is not overwhelmed, nor does it diminish the appearance of the host building in regard to in not dominating the rear of the host building.
- 45 Officers would draw attention to Section 1.3.3 which states that "the guidance addresses many types of houses, roofs and buildings. However, there will always be schemes which fall outside the context of this document. In those instances, a reasonable and pragmatic approach will be taken. The Council is supportive of innovative and creative solutions that demonstrate the necessary high quality of design and detailing." It is also worthy to note the purpose of the SPD is to encourage high quality design, which given the site context the proposed side extension does achieve.
- 46 The Telegraph Hill Society have objected to the loss of the rear bay window as part of the proposed development. The bay is a traditional feature on some Victorian housing in the Conservation Area and is an integral part of the character of this type of housing. Where the rear bays are visible from the public realm, the Council will usually seek to prevent their loss.
- 47 Officers have undertaken a site visit to the subject site and along Arbuthnot Road, as the Society have questioned whether the extension is visible from Arbuthnot Road. Officers do not believe that the proposed extension would be viewable from the public realm, as

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the subject site is set back approximately 43m from Arbuthnot Road, with the land sloping down. This makes it difficult to even see the rear of the property at that distance (see Figure 2). Views from this public road are generally restricted to the upper floors of surrounding houses. Additionally, visibility is limited and restricted due to boundary fencing and planting from several properties in between 70 Jerningham Road and Arbuthnot Road restricting views.



Figure 3 – Photograph taken by Officer 30/11/2022 from Arbuthnot Road looking down the rear gardens of properties along Jerningham Road

- 48 Therefore, while the removal of the bay would result in the loss of a historic feature of a degree of architectural interest, the impact on the character and appearance of the Conservation Area would be negligible given the minimal visibility. As such, no harm to the Conservation Area is identified.
- 49 As mentioned in para 6, the property is considered as an NDHA i.e., the host property is considered within the Telegraph Hill Conservation Area Character Appraisal to make a positive contribution to the conservation area. It should be noted that all buildings along Jerningham Road are considered as NDHAs, as well as the majority of buildings within the Telegraph Hill Conservation Area. NPPF para 203 requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, as does DMP 37. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The effect of this proposal would be to erode the NDHAs architectural integrity somewhat and that of the group of semi-detached pairs within which it falls. In this case the significance of the NDHA is moderate (being a NDHA that makes a positive contribution to a CA, within a consistent group of NDHAS) and Officers identify no harm to the NDHA.. The NDHA values predominantly evident within the Jerningham Road area of the Telegraph Hill Conservation Area relates to the front elevations of properties and their uniformity as a group of terraces. As such, the impact of the proposal on the NDHA is also considered acceptable.
- 50 Comments were also received from the Telegraph Hill Society that the proposal conflicts with DM Polices 31.2d, 31.3f and 36.4a. It is argued that *'there is no congruity with the existing building in terms of style, materials, window size and design or placement'*. The Society argues that *'the main effect of the extension is the enlargement of the window to the rear, rather than creating space; the new proposed door is not in keeping with the*

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original pattern'. As discussed above in paras 42-45, Officers note that, as per the Alterations and Extensions SPD, modern, high quality extensions within conservation areas can be successful in ensuring extensions distinguish themselves from the host building while retaining some traditional elements. In this instance, Officers consider the scale and form of the development respects that of the host dwelling, while the use of contemporary timber in tones of warm grey/brown to complement the heavy use of London Stock Brick for the remainder of the property..

51 Officers consider that the character and appearance of the Conservation Area would not be detrimentally impacted by these proposals. The applicant has made considerable efforts to ensure that the proposed extension will enhance the architectural character of the area, by adopting a sharp, contemporary language, which will complement the host building and contribute to the ongoing architectural richness of the area. The materials proposed have the potential to be high quality and a condition is recommended to secure further details of them and other architectural details.

52 In light of the above, Officers are satisfied that the proposed single storey rear and side extension is not considered to cause harm to the host building, streetscape character or surrounding conservation area, and future amenity of users is appropriately provided for.

6.2.1 Urban Design and Impact on Heritage Assets Conclusion

53 Officers consider that the proposed design of the rear and side extension to be of a high quality and would complement the host property's traditional design and successfully demarcates it visually as a contemporary addition.

54 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, are satisfied the proposal would preserve the character or appearance of Telegraph Hill Conservation Area and the NDHA itself and surrounding NDHAs.

6.3 IMPACT ON ADJOINING NEIGHBOURS

General Policy

55 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. At para 180 it states decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and living conditions.

56 This is reflected in relevant policies of the London Plan (LPP D3), the Core Strategy (CP15), the Local Plan (DMP32).

Discussion

57 The depth, height and position of the proposed extension is such that no harm would arise to living conditions of any adjoining neighbours in terms of outlook, sense of enclosure, or daylight and sunlight.

58 Within their objection, the Telegraph Hill Society also objected to the installation of a skylight in the side extension and questioned its impact on the neighbouring property at No. 68 Jerningham Road.

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59 Due to the siting of the proposed extension and separation distances to properties adjoining the rear, Officers do not believe there would be any adverse impacts on neighbouring amenity from the installation of a skylight. Skylights are a typical residential feature, and that the lights of the extension would be pointing in a downwards direction, so would not cause a material impact to the neighbour.

6.3.1 Impact on Adjoining Neighbours Conclusion

60 Officers consider the extension would not have an unacceptable impact on adjoining neighbours.

7 LOCAL FINANCE CONSIDERATIONS

61 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).

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

63 The CIL is not liable and is therefore not a material consideration.

8 EQUALITIES CONSIDERATIONS

64 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.

65 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.

66 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.

67 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

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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>

68 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

69 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>

70 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.

9 HUMAN RIGHTS IMPLICATIONS

71 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

72 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.

73 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

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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.

74 This application has the legitimate aim of undertaking an extension to the host property. The rights potentially engaged by this application, including Article 8 and Protocol 1 Article 1 are not considered to be unlawfully interfered with by this proposal.

10 CONCLUSION

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

76 The proposed development would relate sensitively to the host property and Officers consider it would be read as a high quality contemporary addition to the host building, which would not cause any harm to the Telegraph Hill Conservation Area nor to any NDHAs. No harm would arise to the living conditions of neighbouring residents. Approval is therefore recommended, subject to conditions.

11 RECOMMENDATION

77 That the Committee resolve to **GRANT** planning permission subject to the following conditions and informatives:

11.1 CONDITIONS

1) FULL PLANNING PERMISSION TIME LIMIT

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) APPROVED PLANS

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

EX-001; EX-002; EX-99; EX-100; EX-101; EX-102; EX-200; EX-201; EX-202; EX-300; EX-301; EX-302; PR-99; PR-100; PR-101; PR-102; PR-200; PR-201; PR-202; PR-300; PR-301; PR-302; Design and Access Statement; Heritage Statement (Received 1st August 2022)

PR-400 (Rev A); PR-401; PR-402 (Received 3rd August 2022)

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) MATERIALS

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No development above ground shall commence on site until a detailed schedule, including manufacturer's literature where appropriate of all external materials and finishes, windows and external doors and roof coverings to be used on the extension have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character, DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest.

4) **USE OF FLAT ROOF**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extensions on the building hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roofs shall be carried out, nor shall the roof areas be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

11.2 **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.

12 **BACKGROUND PAPERS**

- (1) Submission Drawings
- (2) Submission technical reports and supporting documents

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13 REPORT AUTHOR AND CONTACT

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