



Planning Committee A

34 ERLANGER ROAD, LONDON, SE14 5TG

Date: 5 January 2023

Key decision: No.

Class: Part 1

Ward(s) affected: Telegraph Hill

Contributors: Barnaby Garcia

Outline and recommendations

This report sets out the Officer's recommendation of approval for the above proposal. The report has been brought before Committee for a decision due to the submission of an objection from the Telegraph Hill Society.

Application details

Application reference number(s): DC/22/128692

Application Date: 10 October 2022

Applicant: Mr. Taiyeb

Proposal: Construction of a single storey extension to the rear elevation and the installation of timber windows to the front elevation of the basement at 34 Erlanger Road, SE14.

Background Papers: (1) Submission drawings
(2) Submission supporting documents

Designation: PTAL 6a
Air Quality
Telegraph Hill Article 4(2) Direction
Telegraph Hill Conservation Area

Screening: N/A

1 SITE AND CONTEXT

Site description and current use

- 1 The application relates to a two-storey semi-detached Victorian dwelling located on the western side of Erlanger Road. It is constructed from London stock bricks, and featuring white timber sash windows with white stucco surrounds. The building features a two-storey bay window to the front elevation and a three-storey outrigger to the rear.

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Figure 1: Site location plan of 34 Erlanger Road

Character of area

- 2 The immediately surrounding area is predominantly residential and is characterised by terraces of a similar appearance to the application site. It is located approximately 250m to the north of Telegraph Hill Lower Park.

Heritage/archaeology

- 3 The site is located within the Telegraph Hill Conservation Area, and is subject to an Article 4 Direction. It is not, nor is it located in the vicinity of, a listed building or non-designated heritage asset. However, it is considered a non-designated heritage asset (NDHA) as the building is noted as making a positive contribution to the Telegraph Hill Conservation Area.
- 4 The site is not located within an area of Archaeological priority.

Local environment

- 5 The site is not in a flood risk area, however it falls within an Air Quality Management Area

Transport

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6 The site has a PTAL of 6a, the second highest transport access level. It is located approximately 500m southwest of New Cross Gate Railway Station.

2 RELEVANT PLANNING HISTORY

7 There is no recent, relevant planning history associated with the application site.

3 CURRENT PLANNING APPLICATION

3.1 THE PROPOSALS

8 The proposed would see the construction of a contemporary extension to the rear of the application site, running approximately 8.8m to the side of the existing outrigger. The majority of the extension would have an eaves height of approximately 3.6m, and would be flat-roofed.

9 The proposed extension would be constructed from London stock brick. It would be constructed at two heights, the rear of the extension being 1.5m taller than the rest of the extension, in order to allow access. The rear elevation would feature large amounts of glazing, with one three-panel full height aluminium PPC window, and an aluminium PPC swing door. The side elevation would feature two wide high level fixed aluminium PPC windows. The roof of the extension would feature rooflights.

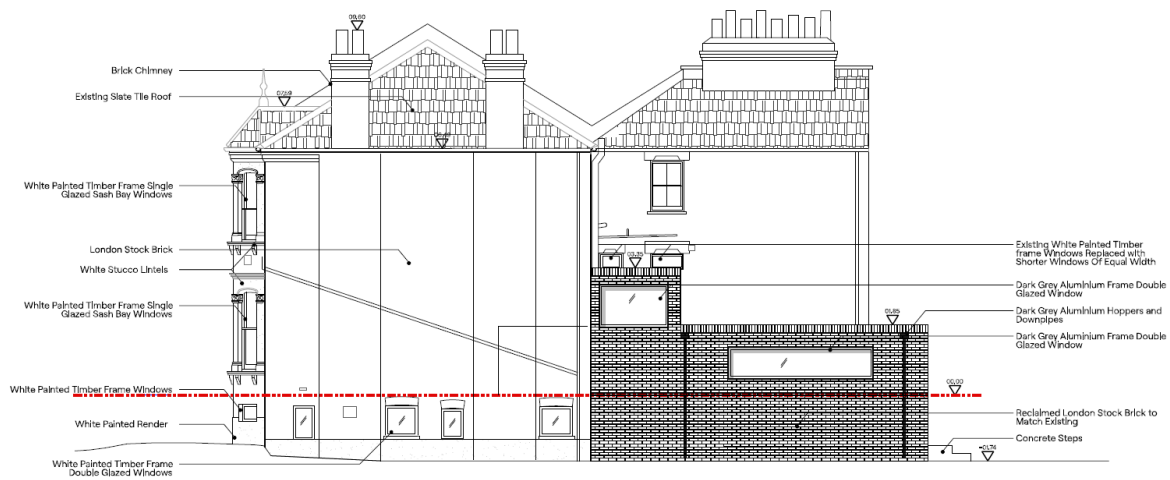


Figure 2: Proposed side elevation

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Figure 3: Proposed rear elevation

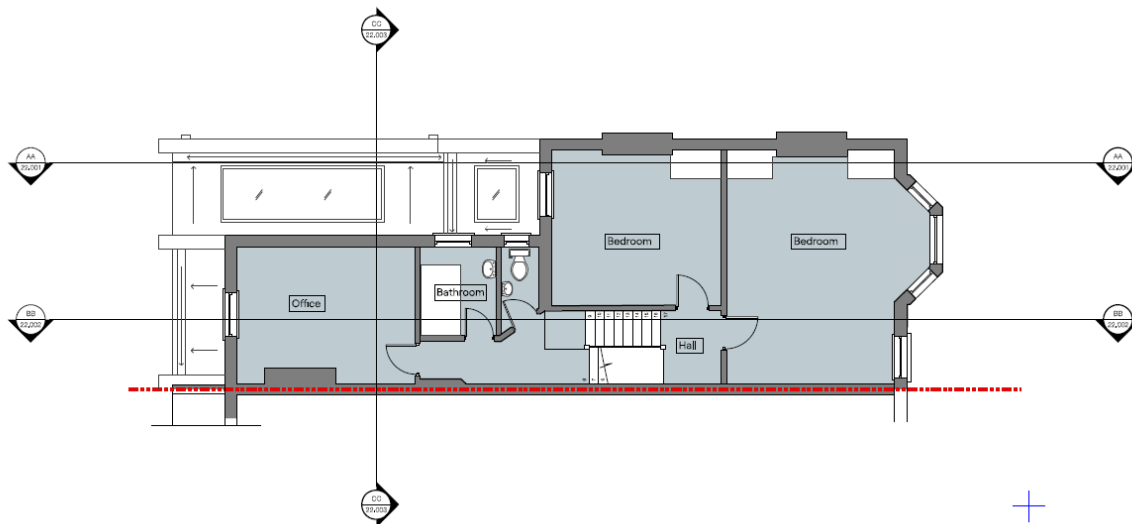


Figure 4: 1st floor plan showing proposed rooflights

- 10 Timber windows to the front elevation basement would be installed, and existing windows to the side elevation would be replaced with timber units.
- 11 The proposal would also involve the demolition of the existing side-bay window, and the reduction in size of a number of windows to the rear of the dwelling.

4 CONSULTATION

4.1 APPLICATION PUBLICITY

- 12 Site notices were displayed on 17/10/22 and a press notice was published on 26/10/22.

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- 13 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors on 11/10/22.
- 14 No representations were received from neighbouring residents, however a letter objecting to the application was received from the Telegraph Hill Society, making comments and objections.
- 15 The objections are as follows:

Objection	Paragraph where addressed
The use of stretcher bond would not match the existing dwelling. Flemish bond should instead be used.	In line with the recommendations of the society, a condition would be placed (pending approval) that all bricks installed shall be in a Flemish bond style.
The rooflights installed would generate an unacceptable level of light, which would result in unacceptable harm to the amenity of the neighbours.	See paragraphs 68-70

- 16 The comments are provided in full to Members in the usual way, but in summary they relate to the impact on the Conservation Area, including the removal of the existing bay window to the rear of the site, the design of the extension and impacts on neighbouring residents.

4.2 INTERNAL CONSULTATION

- 17 Conservation officers were not consulted as this 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

- 18 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).
- 19 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

- 20 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.

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21 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.

22 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

23 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

24 Lewisham SPG/SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)

5.6 OTHER MATERIAL DOCUMENTS

- Telegraph Hill Conservation Area Character Appraisal (May 2008)

6 PLANNING CONSIDERATIONS

25 The main issues are:

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

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6.1 PRINCIPLE OF DEVELOPMENT

General policy

26 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.

27 The London Plan (LP) sets out a sequential spatial approach to making the best use of land set out in LPP GG2 (Parts A to C) that should be followed.

Discussion

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

6.1.1 Principle of development conclusions

29 The principle of development is supported, subject to conditions.

6.2 URBAN DESIGN AND IMPACT ON HERITAGE ASSETS

1 General Policy

30 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.

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

32 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.

33 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

34 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 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.

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- 35 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.
- 36 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.
- 37 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.
- 38 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.
- 39 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.
- 40 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.
- 41 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

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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:

- (a) Remain clearly secondary to the host building in terms of location, form, scale and detailing
- (b) Respect the original design and architectural features of the existing building.
- (c) On semi-detached properties extensions should not extend beyond the main side walls of the host building.
- (d) 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.

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

Discussion

Window installation and front basement enlargement

43 Timber windows are proposed to be inserted into the front elevation bay window, below the existing ground floor windows. Many other properties along Erlanger Road feature windows in this location. The proposed windows would be modestly scaled and subordinate to the main fenestrations. The proposed units would be of a high quality.

44 Windows to the side elevation are also proposed to be replaced with timber framed double glazed units, which officers also assess to be acceptable.

45 These windows are proposed in order to facilitate the conversion of the existing cellar into habitable living space. The excavation would be minor and, other than the installation of the windows to the front elevation, would not result in any external alterations.

46 Officers assess that the changes to the windows and cellar are minor and would preserve the character of the conservation area.

Loss of the bay window to the rear

47 To facilitate the rear extension, the existing bay window and outbuilding to the rear of the outrigger are proposed to be demolished. The bay window is an original feature of the building. Officers acknowledge the comment from the Telegraph Hill Society with regards to the loss of the bay window. The bay window is not visible from the public realm, and therefore the impact of its loss would be limited and no harm would arise.

48 Officers note that there have been other instances where the removal of a bay window to the rear elevation in the Telegraph Hill Conservation Area has resulted in applications being taken to planning committee. The result of these applications has been that the loss of the bay window was considered to be acceptable where it is not visible from the public realm. Having said that, each case should be considered on its merits.

Rear extension

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Figure 5: Render of the proposed extension

- 49 The proposed extension would be a flat roofed design, constructed primarily in London stock brick, matching the existing dwelling. It would make use of significant glazing to the rear elevation presenting a light, contemporary design.
- 50 Where the extension adjoins the rear of the main building, the roof of the extension raises by approximately 1.5m. This would also entail the reduction in size of some of the side elevation windows. However, these windows are secondary in nature and discretely sited. Thus, the reduction in their size would be acceptable and would not result in an overly sized extension.
- 51 The extension would be contemporary in nature, making use of modern, high quality materials. The use of glazing helps to soften the appearance of the extension, and the use of matching stock bricks links the design to the original building.
- 52 It is noted by the Telegraph Hill Society that the Alterations and Extensions SPD states that extensions should 'respect the original design and architectural features of the existing building'. Officers assess that this does not preclude the possibility of contemporary extensions: the SPD at para 3.5.2 is explicit that 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. The specific advice for single storey rear extensions in Conservation Areas (para 4.2.5) says a modern, high quality design can be successful in achieving a clear distinction between old and new. As in this case, a contemporary extension can help to emphasise original features, and, through juxtaposition, complement the original building.
- 53 Though a traditional method can be adopted, these extensions can often appear derivative, and, while they may superficially read as traditional, would likely not be constructed in traditional methods. Furthermore, while the Telegraph Hill Conservation Area Character Appraisal raises the importance of traditional responses reflecting a more sensitive approach to domestic extensions, it does not impede modern

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approaches, nor state that modern approaches are not sensitive developments. Thus a modern approach can be a pragmatic and high quality approach to extending homes.

- 54 Officers assess that this is an instance where a high quality, modern design is appropriate. The proposal is distinct from the original dwelling, but would make use of sympathetic materials which would generate a coherent, resolved design.
- 55 The scale of the extension, coupled with the materials proposed, in particularly the glazing, help to visually ensure the extension would be subordinate to the host building.
- 56 The Telegraph Hill Society noted that, as the elevation neighbouring no.32 is large, this should be broken up, and a Flemish Bond used. Officers assess that the high level windows help to break up this wall. It is agreed that a Flemish bonded wall would present a more visually interesting wall which would be more in keeping with the existing building. As a result officers recommend a condition stating that the bricks installed shall make use of Flemish bond.
- 57 Officers consider that the current proposal would lead to no harm to the Telegraph Hill Conservation Area.

6.2.1 Urban Design and Impact on Heritage Assets Conclusion

- 58 Officers, having regard to the statutory duties in respect of listed buildings 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 the Telegraph Hill Conservation Area.
- 59 The proposed extension, being a modern design, would complement the existing building. It would be constructed from high quality materials and would read as subordinate to the host building.

6.3 LIVING CONDITIONS OF NEIGHBOURS

General Policy

- 60 The NPPF at para 130 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 paragraph 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

Policy

- 61 Core Strategy Policy 15 states that household extensions and adaptations to existing housing will need to be designed to protect neighbour amenity.
- 62 DM Policy 31 states that residential extensions should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.
- 63 The Council has published the Alterations and Extensions SPD (2019) which establishes generally acceptable standards relating to these matters (see below), although these standards should be applied in the context of the site.

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Discussion

36 Erlanger Road

- 64 The extension would have a depth approximately the same as the depth of an existing extension at no.36 Erlanger Road. Thus there would be no impact on this neighbour with regards to a loss of light, outlook, privacy, or sense of enclosure.

32 Erlanger Road

- 65 The extension would be set in from the common boundary with no.32 by approximately 1m, limiting the impact that the extension would have on this neighbour. It is also noted that the existing outrigger at the application site presents pre-existing impacts on neighbouring amenity for no.32: for instance, the height and depth of the outrigger means the 45° and 25° tests, outlined in the Alterations and Extensions SPD, are already breached. Thus the application of these tests is less determinative than in situations where there is no existing outrigger.
- 66 The proposed extension, owing to its set in from the common boundary and pre-existing context, would, on balance, generate an acceptable degree of impact on neighbouring amenity. The extension would be sized so as to not further reduce the loss of light to the neighbouring amenity area, and, owing to the limited outlook presently, would not result in a further loss of outlook. There would not be an overbearing sense of enclosure, owing again to the set in from the common boundary and existing context, but also due to the significant space between the side wall of the extension and the side wall of the outrigger.
- 67 Officers consider that the high siting of the proposed side elevation windows would not result in overlooking or a loss of privacy to no.32.
- 68 The Telegraph Hill Society have objected to the application on the basis that the extension would have significant portions of the roof being glazed. They contend this glazing would result in light spill into neighbouring windows, and generate an unacceptable harm to neighbouring amenity.
- 69 Rooflights are a common feature of modern extensions. While light will escape from any opening, this light spill would not be harmful. Additionally, the architect and applicant have confirmed that the extension would be down-lit, further limiting upwards light pollution.
- 70 Officers assess that the impacts to no.32 would be acceptable, primarily owing to the scale of the development and the pre-existing context.

Patio

- 71 The proposed patio would be sunken, and as such would not result in any overlooking, nor a loss of privacy for neighbours.

6.3.1 Impact on Adjoining Neighbours Conclusion

- 72 Officers consider due to its siting the extension would not have an unacceptable impact on adjoining neighbours.

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7 LOCAL FINANCE CONSIDERATIONS

73 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).

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

75 CIL is not payable for developments such as this scheme, therefore the CIL is not a material consideration.

8 EQUALITIES CONSIDERATIONS

76 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.

77 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.

78 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.

79 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>

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- 80 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
- 81 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>
- 82 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

- 83 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
- 84 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.
- 85 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.
- 86 This application has the legitimate aim of making an alteration to a residential 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.

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10 CONCLUSION

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

88 Officers consider the proposal to be of a high quality in terms of its design and materiality, being complementary to the host building, and subordinate to it. It would not result in any harm to the building nor the character and appearance of the Telegraph Hill Conservation Area.

89 Furthermore, the impacts on neighbouring amenity would be acceptable, primarily owing to surrounding context.

11 RECOMMENDATION

90 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) **DEVELOP IN ACCORDANCE WITH APPROVED PLAN**

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

674 00 001; 674 00 002; 674 00 010; 674 00 011; 674 00 012; 674 00 013; 674 00 014; 674 00 020; 674 00 021; 674 00 022; 674 00 030; 674 00 031; 674 00 032; 674 10 000; 674 20 000; 674 20 200; 674 21 001; 674 22 002; 674 50 000; 674 30 001; Received 05/10/22

674 20 001_P2; 674 20 002_P2; 674 20 100_P2; 674 21 002_P2; 674 21 003_P2; 674 22 001_P2; 674 20 003_P2; Received 10/11/22

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) **FLEMISH BOND BRICKS**

Notwithstanding the drawings hereby approved, all new brickwork shall be constructed in a Flemish bond to match the brickwork of the existing dwellinghouse.

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Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011); and DM Policy 30 Urban design and local character and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed building, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

4) **MATERIALS**

The extension shall be constructed in those materials as specified; namely grey aluminium PPC windows and doors, timber-framed windows, and London stock brick.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011); and DM Policy 30 Urban design and local character and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed building, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

5) **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 extension hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area 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 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.

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12 BACKGROUND PAPERS

- (1) Submission drawings
- (2) Submission supporting documents

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