



Planning Committee A

Report title:
41 DRAKEFELL ROAD, LONDON, SE14 5SL

Date: 5 January 2023

Key decision: No.

Class: Part 1

Ward(s) affected: Telegraph Hill

Contributors: Max Curson

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 as the Telegraph Hill Society have objected to the proposal.

Application details

Application reference number(s): DC/22/127799

Application Date: 29 July 2022

Applicant: Urban View

Proposal: Construction of a single storey rear and side extension at 41 Drakefell Road, SE14.

Background Papers: (1) Submission drawings
(2) Submission technical reports and documents
(3) Internal consultee responses

Designation: PTAL 3
Air Quality
Telegraph Hill Article 4(2) Direction
Telegraph Hill Conservation Area
Not a Listed Building

Screening: N/A

1 SITE AND CONTEXT

Site description and current use

- 1 The application site is a two storey semi-detached single family dwellinghouse located on the northern side of Drakefell Road, between the junctions with Aspinall Road, and Kitto Road.
- 2 The property is constructed of stock brick, with a two storey bay at the front elevation. It has a two storey rear outrigger typical of those built during the period. There is a small rear lean-to extension located at the rear of the outrigger. It has a side bay window at the eastern outrigger flank. Telegraph Hill Upper Park is located to the rear of the property, with an entrance to the park located adjacent to the eastern flank of the property, meaning the side and rear of the property are visible from the public realm.

Character of area

- 3 The surrounding area is predominantly residential in nature and characterised by two storey semi-detached Victorian dwellings.

Heritage/Archaeology

- 4 The application site lies within the Telegraph Hill Conservation Area and is subject to an Article 4 Direction. It is not a listed building nor in the vicinity of one. No. 41 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

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("NDHA"). It should be noted that within the Telegraph Hill Conservation Area Character Appraisal, the majority of buildings are identified as 'positive buildings'.

Surrounding area

- 5 Telegraph Hill Upper Park is located directly behind the application site. Haberdashers' Hatcham College (Pepys Road Site) is located 300m to the north-east of the application site. There are a number of shops, takeaways and public houses within a 500m radius.

Local environment

- 6 The site falls within an Air Quality Management Area.

Transport

- 7 The site has a Public Transport Accessibility Level (PTAL) score of 3 on a scale of 1-6b, 1 being lowest and 6b the highest.
- 8 Nunhead Railway Station is located approximately 415m to the west of the application site.

2 RELEVANT PLANNING HISTORY

- 9 DC/22/125062: The construction of a single storey extension to the rear of 41 Drakefell Road SE14. Refused 10 March 2022 for the following reasons:
- The proposed development, due to its siting, height, depth and scale, would materially harm the living conditions of the occupants of 39 Drakefell Road in terms of overbearing sense of enclosure and loss of outlook contrary to para 130 of the NPPF, Policy D3 Optimising site capacity through the design-led approach of the London Plan (2021), Policy 15 'High quality design for Lewisham' of the Core Strategy (June 2011); DM Policy 31 'Alterations and extensions to existing buildings including residential extensions' of the Development Management Local Plan (November 2014); and Section 4.2 of the Alterations and Extensions SPD (2019).
 - The proposed extension, by reason of its siting, design, bulk and scale, would materially harm the character and appearance of the property and the Telegraph Hill Conservation Area as an a unsympathetic and disproportionate addition to the property causing the loss of a prominent historical architectural feature, thereby failing to preserve or enhance the character and appearance of the Telegraph Hill Conservation Area contrary to Part 16 Conserving and Enhancing the Historic environment of the NPPF, Policy HC1 Heritage, Conservation and Growth of the London Plan (March 2021), Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011), and DM Policies 30 Urban design and local character, DM Policy 31 'Alterations and extensions to existing buildings including residential extensions' 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 Development Management Local Plan (November 2014).
- 10 DC/22/126503: The construction of a single storey extension to the rear of 41 Drakefell Road, SE14. Refused 16 June 2022 for the following reason

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- The proposed extension, by virtue of the loss of a prominent historical architectural feature, would fail to preserve or enhance the character and appearance of the host property and Telegraph Hill Conservation Area contrary to Part 16 Conserving and Enhancing the Historic environment of the NPPF, Policy HC1 Heritage, Conservation and Growth of the London Plan (March 2021), Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011), and DM Policies 30 Urban design and local character, DM Policy 31 'Alterations and extensions to existing buildings including residential extensions' 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 Development Management Local Plan (November 2014).

DC/19/114725: Proposed construction of a single storey side and rear wrap around extension at 43 Drakefell Road, SE14, including the demolition of an outbuilding in the rear garden. Granted 10 January 2020. Permission was granted for a wraparound extension located on the opposite side of the entrance to Telegraph Hill Upper Park.

3 CURRENT PLANNING APPLICATION

3.1 THE PROPOSALS

- 11 The proposal concerns the construction of a single storey rear and side extension at 41 Drakefell Road, SE14. The proposed extension would have a part flat part pitched roof and be 5.08m in width, 2.3m in depth at its rear element and 6.3m in depth at its side element. It would have an eaves height of 2.3m and a maximum height of 3.3m. The extension would be constructed of a patterned duotone brick in a Flemish bond in a colour to match the existing. Brick detailing would be incorporated into the side elevation. Aluminium folding doors would be inserted at the rear elevation, and a full length aluminium window inserted in the side elevation. One rooflight would be inserted into the pitched roof of the extension, and one rooflight would be inserted into the flat roof.

3.2 COMPARISON WITH PREVIOUS SCHEME

- 12 The scheme itself is similar to that previously refused under DC/22/126503. The primary difference between the two schemes is the retention of the side bay window, and the reduced depth of the side element of the extension, as shown on the figure below. The Officer's Report for the previously refused application noted that the dimensions of the proposed extension met the guidelines of the Alterations and Extensions SPD, and it was considered subordinate and clearly secondary to the host building. The proposal was a modern high quality design, which achieved a clear distinction between the old and new. As such, the proposal by virtue of its design and materials, was considered acceptable. The reason for refusal solely related to the loss of the side bay window, a traditional Victorian feature, in a location that was visible from the public realm.

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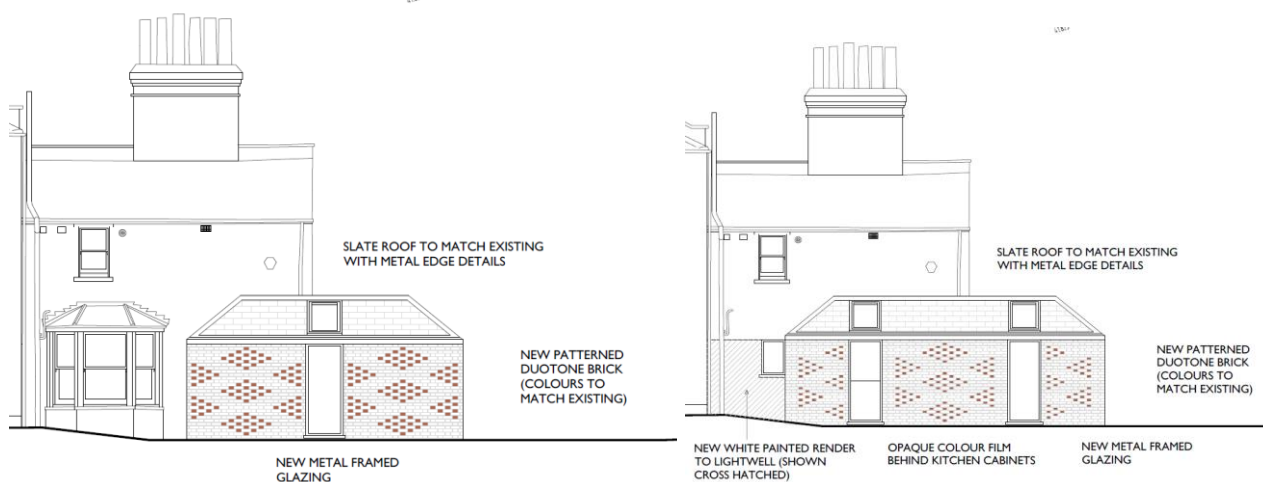


Figure 1: Side elevation of the current proposal (left) compared to the previously refused proposal (right)

4 CONSULTATION

4.1 PRE-APPLICATION ENGAGEMENT

13 No pre-application advice was sought from the council regarding the proposal.

4.2 APPLICATION PUBLICITY

14 Site notices were displayed on 03 August 2022 and a press notice was published on 10 August 2022.

15 Letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

16 The Telegraph Hill Society objected to the proposal. The comments in objection are summarised in the table below. No further responses were received.

4.2.1 Comments in objection

Comment	Para where addressed
A contemporary extension is not suitable in a location which is visible from the Telegraph Hill Upper Park.	43-46
Objection to the use of modern materials, such as aluminium windows and red diamond brickwork, which does not reflect the original brick styling of the property.	43-46
The proposal is contrary to DM Policy 31.3, DM Policy 36.1 and DM Policy 36.4.	47-50.

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4.3 INTERNAL CONSULTATION

17 The following internal consultees were notified.

18 Conservation: raised no objections. See para 44 for further details.

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).

20 Planning (Listed Buildings and Conservation Areas) Act 1990: 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)

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- Lewisham Town Centre Local Plan (February 2014) (LTCP)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

25 Lewisham SPG/SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)

5.6 OTHER MATERIAL DOCUMENTS

- Telegraph Hill Conservation Area Character Appraisal (2008)

6 PLANNING CONSIDERATIONS

26 The main issues are:

- Principle of Development
- Urban Design
- 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.

28 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.

6.1.1 Principle of development conclusions

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

6.2 URBAN DESIGN AND IMPACT ON HERITAGE ASSETS

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.

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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.

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.

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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 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 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.

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

Discussion

43 Officers note that the Telegraph Hill Society have objected to the design and materials of the proposed extension, on the grounds that it is not in keeping with the Telegraph Hill Conservation Area.

44 The Conservation Officer reviewed the proposal and, due to its visibility from the public realm, had no objection to the contemporary design of the extension, subject to the materials being suitable and sympathetic. Elements of the extension would be visible from the Telegraph Hill Park and its access point. As set out above, the Alterations and Extensions SPD sets out that a modern, high-quality design can be successful in achieving a clear distinction between the historic and contemporary. The dimensions of the proposed extension meet the guidelines of the Alterations and Extensions SPD, and is subordinate and remains clearly secondary to the historic host building.

45 There is an existing contemporary extension at No.43, located on the opposite side of the entrance to Telegraph Hill Upper Park. The extension was granted permission through application DC/19/114725. That extension is constructed of a light brick with aluminium windows, which clearly contrasts with the historic host building. The boundary on this side of the entrance to the park has far less vegetation screening compared with

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the application site; therefore, that extension is clearly visible from both Drakefell Road and the park itself. Whilst this does not provide a precedent for visible modern extensions in the conservation area, it is a material consideration in assessing the impact of the current proposal on the character and appearance of the Telegraph Hill Conservation Area. The proposed extension is a modern design of high quality, which would achieve a clear distinction between the contemporary and historic, is of an appropriately sensitive scale and respects the original design and architectural features of the existing building. As such, the proposal is considered acceptable.

- 46 The design is considered a response to the bay window in the side elevation and appears subordinate to the host dwelling. The existing vegetation on the boundary with the park provides sufficient screening to ensure that extension would not be significantly visible, and as the historic side bay window is being retained, the impact on the character and appearance of the Telegraph Hill Conservation Area is negligible. The use of brick to match the existing is considered acceptable, subject to a condition to ensure that it is of high quality.
- 47 In their objection, the Telegraph Hill Society quoted DM policies 31.3, 36.1 and 36.4.
- 48 DM Policy 31.3 sets out that “*extensions will not be permitted where they would adversely affect the architectural integrity of a group of buildings as a whole or cause an incongruous element in terms of the important features of a character area*”. The visual significance of the extension would be minimised by the screening provided by the vegetation. Given the presence of a visible modern extension on the eastern side of the park entrance, the high quality design, and retention of the side bay window, the proposed extension is not considered to adversely affect the architectural integrity of the buildings, or the important features of the character of the area.
- 49 DM Policy 36.1 sets out that “*development proposals affecting heritage assets the Council will require a statement that describes the significance of the asset and its setting, and an assessment of the impact on that significance*”. A Heritage Statement was provided within the Design and Access Statement. Whilst the Heritage Statement is not as comprehensive as typical, it is not considered to be a reason for refusal.
- 50 DM Policy 36.4 sets out that “*the Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving or enhancing their character or appearance, will not grant planning permission where:*
- a. 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*
 - b. 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.*
- 51 As outlined above, the proposal would not harm the special characteristics of the area. Therefore, no cumulative harm is identified.
- 52 Officers consider that the current proposal would lead to no harm to the Telegraph Hill Conservation Area.

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6.2.1 Urban Design and Impact on Heritage Assets Conclusion

53 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.

6.3 LIVING CONDITIONS OF NEIGHBOURS

General Policy

54 NPPF 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 para 185 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

55 This is reflected in relevant policies of the London Plan (D3), the Core Strategy (CP15), the Local Plan (DMP 31) and associated guidance (Alterations and Extensions SPD 2019).

56 The Council has published the Alterations and Extensions SPD (2019) which establishes generally acceptable standards relating to these matters (see below), although site context will mean these standards could be tightened or relaxed accordingly.

57 Daylight and sunlight are generally measured against the Building Research Establishment (BRE) standards however this is not formal planning guidance and should be applied flexibly according to context

Discussion

58 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; and (iv) noise and disturbance.

59 Officers note that the Officer's Report for the most recently refused scheme did not identify any concerns of the proposal relating to neighbouring amenity.

60 The application site is an end of terrace property which adjoins an entrance to Telegraph Hill Upper Park at its eastern boundary. The proposed extension would be set in minimum of 1.2m from the eastern flank. As such, it would not have any impact to the living conditions for the neighbours to the east.

61 The proposed extension is 2.3m in depth, and 2.5m in height (when taking into account the difference in ground level) on the boundary with No. 39. The dimensions of the proposal sit within the guidelines of the Alterations and Extensions SPD and is sufficiently modest to not impact the amenity of the western neighbour through loss of daylight/sunlight, outlook or increased amenity.

62 The proposed extension would not create any new lines of sight beyond those already available from the host building or garden. As such, the proposal will not affect the privacy of the neighbours.

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63 The application site would remain a single family dwellinghouse. No increase in noise or disturbance is expected

6.3.1 Impact on Adjoining Neighbours Conclusion

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

7 LOCAL FINANCE CONSIDERATIONS

65 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).

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

67 This application does not attract CIL.

8 EQUALITIES CONSIDERATIONS

68 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.

69 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.

70 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.

71 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

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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>

- 72 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
- 73 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>
- 74 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

- 75 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
- 76 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.
- 77 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.

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

10 CONCLUSION

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

80 In reaching this recommendation, Officers have considered the comments and objections that were received regarding this application and are of the view the proposed development would preserve the host building and Telegraph Hill Conservation Area in terms of design. No unacceptable harm would arise to the living conditions of neighbours, therefore Officers recommend that planning permission should be granted subject to the imposition of suitable planning conditions.

11 RECOMMENDATION

81 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 THE APPROVED PLANS**

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

2065-P-02 (Rev B). Received 01 August 2022.

2065-P-01 (Rev B). Received 29 November 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**

No above ground development shall commence until physical samples of the brickwork, bond, mortar colour, roofing (including ridge and eaves materials) and windows to be used on the extension have been viewed on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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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) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

4) **USE OF FLAT ROOFS**

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.

12 BACKGROUND PAPERS

- (1) Submission drawings
- (2) Submission technical reports and documents
- (3) Internal consultee responses

13 REPORT AUTHOR AND CONTACT

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