



Planning Committee B

Report title:

1 ALGIERS ROAD, LONDON, SE13 7JD

Date: 31st January 2023

Key decision: No.

See "[Legal Requirements](#)" in the guidance for more information.

Class: Part 1

See "[Legal Requirements](#)" in the guidance for more information.

Ward(s) affected: Ladywell

Contributors: Barnaby Garcia

Outline and recommendations

This report sets out the Officer's recommendation of approval for the below proposal. The report has been brought before Committee for a decision due to the submission of three letters of objection from neighbouring residents.

Application details

Application reference number(s): DC/22/128609

Application Date: 18th October 2022

Applicant: Mr. Rivers

Proposal: Construction of a garden studio in the rear garden of 1 Algiers Road SE13.

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

Designation: PTAL 4/5
Ladywell Conservation Area Article 4 (2) Direction
Air Quality
Ladywell Conservation Area
Not a Listed Building

Screening: N/A

1 SITE AND CONTEXT

Site description and current use

- 1 The application site is a post-war end-of-terrace single family dwellinghouse. It is a brick construction, with a white-rendered façade. It appears to have had no previous alterations, however it features non-original white uPVC windows on all elevations. The pair (no.1 and 1a Algiers Road) are unique along the street, but are not considered to be of a considerable heritable value, and make a neutral contribution to the heritage of the area.

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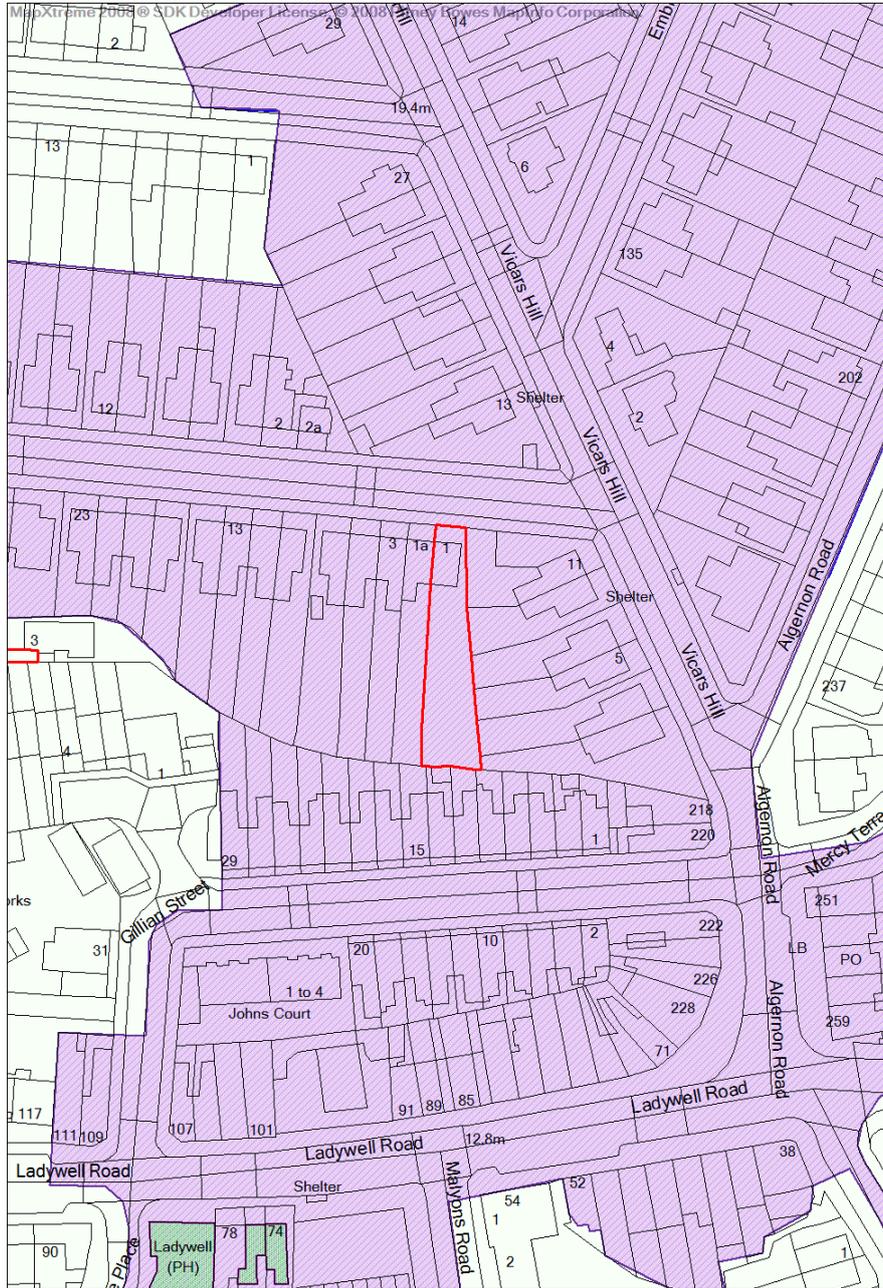


Figure 1: Site location plan of 1 Algiers Road

Character of area

- 2 The area is predominantly residential and is characterised by Victorian-era terraced properties. The neighbouring building is of a similar age, style, and scale as the application site.

Heritage/archaeology

- 3 The site is within the Ladywell Conservation Area, and is subject to an Article 4 Direction. It is not, nor is it located in the vicinity of, a listed building.
- 4 The site is not located within an area of Archaeological priority.

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Local environment

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

Transport

- 6 The site has a PTAL of 5, which is considered to be a high level of transport access. It is located on a bus route, and within 200m of Ladywell Railway Station.

2 RELEVANT PLANNING HISTORY

- 7 **DC/14/086711:** The erection of a single storey extension to the rear of 1 Algiers Road SE13, together with the construction of a loft extension to the rear roof slope and the installation of a roof light to the front roof slope. **Granted 07/08/14 (Never implemented)**
- 8 **DC/21/124658:** Construction of a rear extension, dormer to the rear roof slope, decking to the rear elevation, entrance canopy to the front elevation. Installation of two rooflights to the front elevation, the replacement of existing roof-tiling with fibre cement slates, and white rendering to the external walls, and the installation of replacement black Crittall windows at 1 Algiers Road, SE13. **Refused 28/01/22 by reason of:**
- The proposed alterations, by reason of their excessive scale, bulk, materiality, massing, and design, would result in an overly dominant proposal that would overwhelm, and fail to respect the architectural integrity, detailing and form of the host building, and its pair, and the wider area. As such, the proposed development would fail to preserve or enhance the character or appearance of the Ladywell Conservation Area contrary to Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, Part 16 Conserving and Enhancing the Historic environment of the NPPF (2019), 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), DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings 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) and the Alterations and Extensions SPD (April 2019).
 - The proposed rear extension by way its scale and bulk would have an unacceptable impact on 1a Algiers Road due to the overbearing nature of the extension, as well as a loss of outlook generated. The proposed raised decking, due to its excessive depth and height in combination with the topography of the rear garden of the host property, would result in direct overlooking to rear garden of no.1a Algiers Road, causing an unacceptable loss of privacy. These impacts would run contrary to National Planning Policy Framework Paragraph 127 (2019), and Policy 15 'High quality design for Lewisham' of the Lewisham Core Strategy (June 2011), Policy 31 'Alterations and extensions to existing buildings including residential extensions' of the Development Management Local Plan (November 2014), and the Alterations and Extensions SPD (April 2019).
- 9 **PRE/22/127992:** Construction of an outbuilding in the rear garden. **Advice given:**

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- I see there being a low planning risk associated with this application; the scale and materiality are appropriate. There would be no unacceptable impact on neighbouring amenity.

3 CURRENT PLANNING APPLICATION

3.1 THE PROPOSALS

- 10 The proposal would see the construction of a contemporary styled outbuilding to the rear garden of the application site. It would be located a minimum of 1.5m from the rear boundary of the application site, and would be set-in from both side elevations by approximately 1.9m. It would feature a flat roof, sloping down by 150mm to the rear.

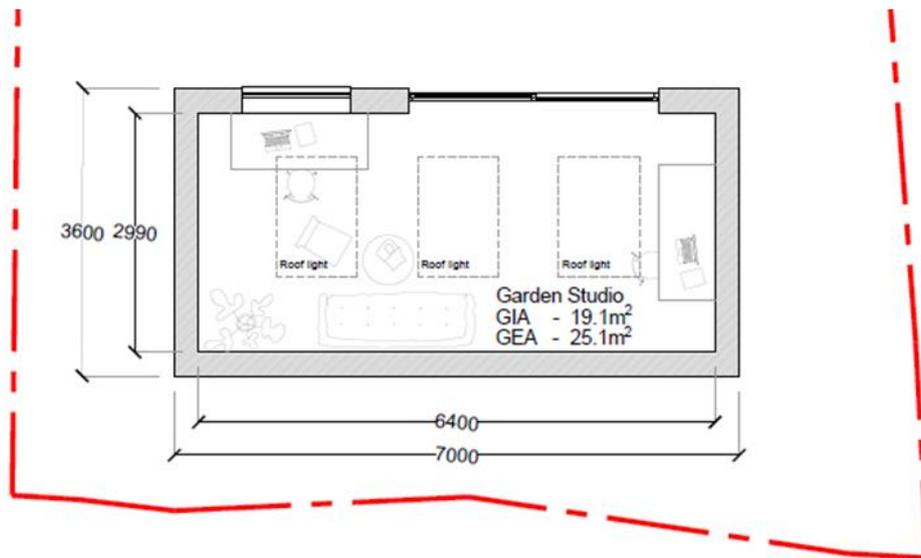


Figure 2: Proposed plan drawing

- 11 The proposed outbuilding would be faced in timber larch cladding, and would feature aluminium, triple glazed, large sliding doors and a top/side hung casement window. As previously indicated, the roof would be flat but feature a slight slope. It would feature three triple glazed aluminium rooflights. No other design aspects are proposed, the outbuilding being of a simple design.

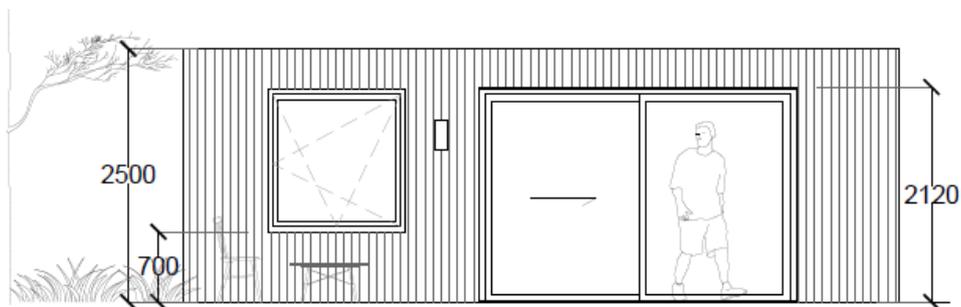


Figure 3: Proposed front elevation drawing

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4 CONSULTATION

4.1 APPLICATION PUBLICITY

12 A public notice was displayed on 02/11/22, and a press notice was published on the same date.

13 Letters were sent to residents and business in the surrounding area on 24/10/22. Three letters of objection were received, making the following points:

Objection	Response/Paragraph where addressed
The scale, bulk and location of the proposed outbuilding would generate an unacceptable loss of light to neighbouring properties.	See paragraph 53 - 54
The application states that the Jasmine bush height of 2.7m is taller than the reality, which is 2.45m. The bush is causing damage to the neighbouring fencing.	This application does not concern alterations to the existing Jasmine bush, thus it is not a planning consideration in this case.
The height/width of the building would result in a proposal which would not be considered to be minimal development.	See paragraph 44
The application states that outbuildings are prevalent in the vicinity, but these are not of the same scale as the proposed.	Officers note that all applications are assessed on their own merits, irrespective of precedent in the vicinity, thus the existence of outbuildings in the vicinity does not bare weight on this proposal.
The foundations of the development are 1m from the neighbouring fence, not 1.5m as stated.	This is noted, and is evidenced in the photographs submitted for this application, see paragraphs
The location of the outbuilding at the rear of the garden is not suitable, as it would result in noise disturbance, and would result in a loss of privacy for neighbours.	See paragraph 53 - 55
The modern design of the outbuilding would not be in keeping with the character of the area.	The policy concerned with these types of proposal does not prohibit the construction of modern designs. Indeed, the use of modern design principles can help to designate the original building from the alteration, and can help to contrast and enhance original historic features.
The proposed development will reduce the value of neighbouring residences.	The impact on property values in the vicinity is not a material planning consideration.

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The proposal calls for the installation of an MVHR unit, which would generate noise disturbance.	See paragraph 58
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4.2 INTERNAL CONSULTATION

14 The following internal consultees were notified on 24/10/22.

15 Conservation: 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

4.3 EXTERNAL CONSULTATION

16 The following external consultees were notified on 24/10/22.

Ward Councillors

17 No response received.

The Ladywell Society

18 A letter was received from the Ladywell Society, detailing that the Society had resolved not to comment on the application.

POLICY CONTEXT

4.4 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.66/S.72 gives the LPA special duties in respect of heritage assets.

4.5 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

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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.

4.6 NATIONAL POLICY & GUIDANCE

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

4.7 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)

4.8 SUPPLEMENTARY PLANNING GUIDANCE

25 Lewisham SPG/SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)

4.9 OTHER MATERIAL DOCUMENTS

- Ladywell Conservation Area Character Appraisal (March 2010)

5 PLANNING CONSIDERATIONS

26 The main issues are:

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

5.1 PRINCIPLE OF DEVELOPMENT

General policy

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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.

Discussion

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

5.1.1 Principle of development conclusions

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

5.2 URBAN DESIGN AND IMPACT ON HERITAGE ASSETS

Policy

31 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.

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

33 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.

34 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.

35 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.

36 CSP 15 High quality design for Lewisham repeats the necessity to achieve high quality design but also confirms a requirement for new developments to minimise crime and the fear of crime.

37 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.

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- 38 DMP 30 Urban design and local character states that all new developments should provide a high standard of design and should respect the existing forms of development in the vicinity. The London Plan, Lewisham Core Strategy, and Lewisham DMLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality urban design.
- 39 DMP 31 states 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.
- 40 DMP 36 echoes national and regional policy and summarises the steps the borough will take to manage changes to Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens so that their value and significance as designated heritage assets is maintained and enhanced.
- 41 Further guidance is given in Ladywell Conservation Area Character Appraisal.

Discussion

- 42 The proposal would be constructed from larch timber, which would weather naturally into a greyer colour. This choice of material would emphasise the outbuilding's subordination to the host building, being constructed from materials typically associated with light weight developments.
- 43 The outbuilding would have a modest height, and, given its situation towards the end of the garden, would read as secondary to the host building.
- 44 It would comprise a single room, used as an office and sitting area, which would be considered to be a use incidental to the enjoyment of the dwelling. It would not feature any toilet facilities, nor kitchen. Officers note that objections were received which raised concerns that the proposal would not be considered to be 'minimal development'. This term is also referred to in the application documents submitted. The scale of the building, especially when considering the scale of the garden and the use of the proposed outbuilding, would be fairly typical and thus acceptable. Consequently, the proposal would be incidental to the enjoyment of the dwellinghouse and in this regard would be considered to be 'minimal development'.
- 45 The outbuilding would feature large glazed doors and a top and side hung window, constructed from aluminium. It would also feature rooflights. This contemporary style of design is typical of these development types. The use of these materials indicates a high quality design which would reflect the paired-back design of the host building.
- 46 Officers consider that the current proposal would lead to no harm to the Ladywell Conservation Area.

5.2.1 Urban Design Conclusion

- 47 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 Ladywell Conservation Area.

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48 The proposed development would read as secondary and subordinate to the host building, and would be constructed from suitable materials.

5.3 LIVING CONDITIONS OF NEIGHBOURS

General Policy

49 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

50 Core Strategy Policy 15 states that household extensions and adaptations to existing housing will need to be designed to protect neighbour amenity.

51 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.

52 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.

Discussion

Outbuilding

53 The height of the outbuilding would be a maximum of 2.5m. It would be set in by at least 1m from the boundaries with neighbours. The height, in combination with the set in, would generate a proposal which would not generate a loss of outlook, nor an overbearing sense of enclosure to neighbouring properties.

54 It is noted that the outbuilding is located to the rear of the garden, which could generate a greater impact on neighbours to the rear of the garden. However, given the modest height of under 2.4m to the rear and the set in of at least 1m from the common boundaries (which appear to be a standard height of 1.8m), officers assess that there would be limited impacts with regards to a loss of light to neighbouring properties.

55 Officers acknowledge the reception of objections concerning a loss of privacy resulting from this application. Officers note that the outbuilding would consist of a single story, with views only being possible from the northern elevation, facing into the garden of the application site. Officers therefore do not consider the proposal to result in a loss of privacy.

56 It is noted that, pending approval, the development would be approved on the condition that the application be constructed in accordance with the approved plans, which indicate the location of the proposed outbuilding.

57 Officers assess that the proposal would not result in an unacceptable loss of light, outlook, or privacy, nor would it result in a sense of enclosure for neighbours.

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MVHR Unit

58 The design and access statement references the installation of a passive MVHR unit to the rear of the outbuilding. This is a piece of air ventilation equipment with heat recovery (preventing the heated air from leaving the building). It is noted that this unit is not referenced in the submitted drawings and application form and is not in the description of the development. Officers therefore assess that this application, if approved, would not grant permission for the installation of the unit referred to in the design and access statement. Nevertheless, the installation of an MVHR unit can be conducted without planning permission, subject to the unit meeting the provisions and conditions within the General Permitted Development Order (2015), Schedule 2, Part 14, Class G. The Article 4 Direction to which this site is subject does not limit permitted development rights concerning the installation on an MVHR unit.

5.3.1 Impact on neighbours conclusion

59 The impacts on neighbouring properties would be limited and acceptable.

5.4 TREES

General Policy

60 S.197 of the Town and Country Planning Act gives LPAs specific duties in respect of trees. Paragraph 131 of the NPPF seeks to retain trees wherever possible. Paragraph 174 expects development to contribute to and enhance the natural and local environment.

Policy

61 LPP G7, CSP 12 and DMP 25 seek to protect trees and prevent the loss of trees of amenity value, with replacements where loss does occur.

Discussion

62 By virtue of the application being located within a conservation area, trees greater than a certain size are automatically protected.

63 The proposal is located nearby a 25m tree, whose species is not identified in the submission.

64 The proposed foundations are to be an EcoDeck foundation, which is a re-enforced plastic grid filled with gravel. This foundation type is a permeable alternative to a concrete base foundation and would have limited and acceptable impacts to trees. Limited excavation is therefore proposed, and there is unlikely to be an unacceptable impact on biodiversity. As there are no utilities proposed for the outbuilding, excavation and pipes to the outbuilding would not be required, further limiting wider impacts.

5.4.1 Trees conclusion

65 The proposal is located within the vicinity of a tree, nevertheless the proposed foundation, being limited dig, would be unlikely to have impacts on biodiversity.

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6 LOCAL FINANCE CONSIDERATIONS

66 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).

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

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

7 EQUALITIES CONSIDERATIONS

69 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.

70 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.

71 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.

72 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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- 73 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
- 74 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>
- 75 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.

8 HUMAN RIGHTS IMPLICATIONS

- 76 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
- 77 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.
- 78 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.
- 79 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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9 CONCLUSION

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

81 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 Ladywell Conservation Area.

82 Furthermore, the impacts on neighbouring amenity would be limited and acceptable.

10 RECOMMENDATION

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

10.1 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:

1040-SD-XX-XX-DR-A-0050 P1 - APPENDIX 1;

1040-SD-XX-XX-DR-A-0100 P1 - APPENDIX 2;

1040-SD-XX-XX-DR-A-1100 P1 - APPENDIX 3;

1040-SD-XX-XX-DR-A-1200 P1 - APPENDIX 4;

1040-SD-XX-XX-DR-A-1200 P1 - APPENDIX 5;

1040-SD-XX-XX-DR-A-1150 P1 - APPENDIX 6;

1040-SD-XX-XX-DR-A-1200 P1 - APPENDIX 7;

APPENDIX 9; Received 23/01/23

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) **RESTRICTION OF USE**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the residential accommodation hereby approved shall only be used for

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purposes ancillary to the residential use of the dwellinghouse known as 1 Algiers Road and shall not be occupied as any form of self-contained residential accommodation without the benefit of planning permission.

Reason: The application has been assessed only in terms of this restricted use and any other use may have an adverse effect on the character and amenity of the area and amenity for future occupiers contrary to Policy D6 Housing quality and standards and 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), DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings, 32 Housing design, layout and space standards, 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) and the Alterations and Extensions SPD (April 2019).

10.2 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.

11 BACKGROUND PAPERS

- 1) Submission drawings
- 2) Submission supporting document

12 REPORT AUTHOR AND CONTACT

Barnaby Garcia: barnaby.garcia@lewisham.gov.uk / 020 8314 9465 (ext. 49465)

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