

Committee	PLANNING COMMITTEE C	
Report Title	153 PEPYS ROAD SE14 5SG	
Ward	Telegraph Hill	
Contributors	David Knight	
Class	PART 1	24 MAY 2012

<u>Reg. Nos.</u>	DC/12/79472
<u>Application dated</u>	19/01/2011, completed 09/03/2012
<u>Applicant</u>	Mr C Garrecht
<u>Proposal</u>	The installation of rooflights to the front, side and rear roof slopes of 153 Pepys Road SE14 in connection with the conversion of the loft space.
<u>Applicant's Plan Nos.</u>	DWG 01, DWG 02, and Design and Access Statement, Heritage Statement, and OS Map.
<u>Background Papers</u>	(1) Case File DE/60/153/TP (2) Adopted Unitary Development Plan (July 2004) (3) Local Development Framework Documents (4) The London Plan
<u>Designation</u>	Telegraph Hill Conservation Area; Telegraph Hill Article 4 direction
<u>Screening</u>	N/A

## **1.0 Property/Site Description**

- 1.1 The property is a late 19th century large three-storey semi detached house within the Telegraph Hill Conservation Area. The property has been converted to three self-contained flats; one each on the basement, ground and first floor levels.
- 1.2 The property features a hipped roof which currently has no rooflights or extensions.
- 1.3 The property is located within Telegraph Hill Conservation Area, which is subject to an Article 4 direction. The property is not a listed building.

## **2.0 Planning History**

- 2.1 No relevant history.

## **3.0 Current Planning Applications**

### **3.1 The Proposals**

- 3.2 The applicant proposes to install three rooflights, one on the front, one on the side and one on the rear roof slope.

3.3 The rooflights are to be recessed into the roof slope to minimise protrusion from the roofline.

## **4.0 Consultation**

4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

4.2 Site notices were displayed and letters were sent to eleven residents in the surrounding area, to the relevant ward Councillors and to the Telegraph Hill Society.

### Written Responses received from Local Residents and Organisations

4.3 One letter of objection received from a neighbour stating that it was their belief that the building was grade II listed, and that front roof lights were not allowed on these properties.

4.4 The Telegraph Hill Society objected to the rooflight on the front roof slope. Their objections are as follows:

- The information submitted by the applicant is insufficient;
- front roof lights severely adversely affect the symmetry and uniformity of the properties across the conservation area;
- the front roof light is not compatible with the design of the original property nor the materials originally used;
- the property is in a prominent position facing Telegraph Hill Park.

## **5.0 Policy Context**

### 5.1 Introduction

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The NPPF does not change the legal status of the development plan.

### 5.2 National Planning Policy Framework

The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states that (paragraph 211) policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215

guidance is given on the weight to be given to policies in the development plan. In summary, this states, that for a period of 12 months from publication of the NPPF decision takers can give full weight to policies adopted since 2004 even if there is limited conflict with the NPPF. Following this period weight should be given to existing policies according to their consistency with the NPPF.

- 5.3 Officers have reviewed the Core Strategy and saved UDP policies for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, 214 and 215 of the NPPF.

#### Regional Policy

- 5.4 London Plan (Consolidated July 2011)

The London Plan policies relevant to this application are

Policy 7.4: Local Character

Policy 7.8: Heritage Assets and Archaeology

#### Local Policy

- 5.5 Core Strategy (June 2011)

The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Objective 10: Protect and Enhance Lewisham's Character

Policy 15: High Quality Design for Lewisham

Policy 16: Conservation areas, Heritage Assets and the Historic Environment

- 5.6 Unitary Development Plan (2004)

The saved policies of the UDP relevant to this application are:

URB 3: Urban Design

URB 6: Alterations and Extensions

URB 16: New Development, Changes of Use and Alterations to Buildings in Conservation Areas

- 5.7 Residential Standards Supplementary Planning Document (August 2006)

This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities

and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.

#### 5.8 Telegraph Hill Conservation Area Character Appraisal (March 2008)

This document analyses the special character of the conservation area.

### **6.0 Planning Considerations**

6.1 The pertinent planning consideration is the impact of the rooflights on the appearance of the dwelling, and on the character of the conservation area.

6.2 The Council's 2008 Telegraph Hill Character Appraisal refers to the uniform and cohesive design of the main house types in the area. The Character Appraisal refers to the issue of negative alterations including obtrusive rooflights that cumulatively erode the special character of the area.

6.3 The Telegraph Hill Society have objected to this application on the basis that the proposed front rooflight will severely adversely affect the symmetry and uniformity of the property, and that the front roof light is not compatible with the design of the original property nor the materials originally used.

6.4 It is acknowledged that the proposed rooflights would introduce a non-original feature to the property. However, it is considered that the proposed rooflights will not cause material damage to the character of the conservation area nor to the architectural characteristics of the original building.

6.5 The rooflights are relatively small. Only one is proposed for each roof slope. The front rooflight is aligned with the existing front fenestration, and visual impact will be minimised by it being recessed into the roof slope as stated in the applicant's Design and Access Statement and Heritage Statement. The visual impact of the front rooflight when viewed from the street will be further reduced due to the existence of a hipped bay window roof and a party wall parapet which partly obscures the view of the roof slope.

6.6 The Telegraph Hill Society have also objected on the grounds that insufficient information has been submitted, however this was due to a technical error that meant the relevant information could not be viewed on the Council's website. The applicant has provided full elevations, and has indicated that the rooflights will be fitted flush with the roof slope. A condition should be placed on the application requiring the rooflights to be of conservation style, and to be fitted flush.

6.7 The placing and design of the rooflights are therefore considered to preserve the architectural characteristics of the property in line with UDP Policy URB 6, and are considered to preserve the special character of the area in line with UDP Policy URB 16.

6.8 It is of note that three other properties possess front rooflights within this part of Pepys Road, including 125 Pepys Road which was granted permission for front rooflights subsequent to the introduction of the relevant Article 4 direction.

## **7.0 Conclusion**

7.1 It is considered that the proposal will preserve the architectural characteristics of the dwelling, and will preserve the character of this part of the Telegraph Hill Conservation Area.

## **8.0 Summary of Reasons for Grant of Planning Permission**

8.1 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Policies 7.6 Architecture and 7.8 Heritage Assets and Archaeology in the London Plan (July 2011); Policies 15 High Quality Design for Lewisham, and 16 Conservation Areas, Heritage Assets and the Historic Environment in the Core Strategy (June 2011); and Policies URB 3 Urban Design, URB 6 Extensions and Alterations, and URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas in the Unitary Development Plan (July 2004).

**9.0 RECOMMENDATION GRANT PERMISSION** subject to the following condition:-

Notwithstanding the information submitted, the proposed roof lights shall be of a conservation type, fitted flush with the plane of the existing roof slope.

### Reason

To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality and to comply with Policy URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).