

Committee	PLANNING COMMITTEE C	
Report Title	113 DACRE PARK, SE13 5BZ	
Ward	Blackheath	
Contributors	David Knight	
Class	PART 1	24 MAY 2012

Reg. Nos. (A) DC/12/79639 (Listed Building Consent)
(B) DC/12/79540

Application dated 23/02/2012, revised 18/04/2012

Applicant Mr Frank Linden on behalf of Mr Luke Wygas

Proposal The construction of a conservatory to the rear of 113 Dacre Park SE13 together with internal alterations and the installation of replacement windows to the front and rear elevations.

Applicant's Plan Nos. DP01, DP02 (Plans as Existing), DPWD05, and revised plans DP04RA, DPWD05RA, DPWD06RA, DPWD08RA, DP02 (Front Elevations), DP03RB, DPWD07RB, Photographs, Design and Access Statement and Heritage Statement.

Background Papers (1) Case File LE/474/113/TP
(2) Adopted Unitary Development Plan (July 2004)
(3) Local Development Framework Documents
(4) The London Plan

Designation Blackheath Conservation Area

Screening N/A

1.0 Property/Site Description

- 1.1 113 Dacre Park is a Grade II Listed early to mid 19th century semi detached dwelling house. The building is of two stories with semi-basement and attic. To the rear the semi-basement floor is at garden level.
- 1.2 The building features an existing modern rear glazed extension which houses a staircase between the ground and lower ground floors.
- 1.3 Large single-pane windows have replaced the original windows at ground floor level to the front and rear elevations. The property features a hipped roof which currently has three rooflights.
- 1.4 The property is located within the Blackheath Conservation Area.

2.0 Planning History

2.1 The applicant previously applied for permission to construct a conservatory to the rear in December 2011 (DC/11/78985), however this application was withdrawn on the advice of the planning officer due to insufficient information.

2.2 Listed building consent was granted on 08/07/1974 for the construction of a detached building at the far end of the rear garden to be used as a studio/garden room.

3.0 Current Planning Applications

3.1 There are two concurrent applications. DC/12/79639 is a listed building consent application, and DC/12/79540 is a planning application.

3.2 The application is an amended scheme that involves several external and internal alterations.

3.3 Rear conservatory

3.4 The applicant proposes to demolish the existing rear glazed extension, and replace it with a larger conservatory.

3.5 The conservatory will be 3.16m deep, and will measure 6m wide. The side wall of the conservatory will be set in approximately 0.2m from the boundary with number 111.

3.6 The conservatory will feature a mono pitched roof sloping down from the rear elevation. The roof of the conservatory will be at two different heights. The northern section of the conservatory will have an eaves height of 4m rising to 4.6m where it abuts the rear elevation of the original building, whereas the larger main section will have an eaves height of 2.57m rising to 3.03m. These measurements are taken from the excavated external lower ground floor level adjoining the rear elevation of the main dwelling. The remainder of the garden is 1.03m higher than this, i.e. at the external natural ground level.

3.7 The northern section of the conservatory has a higher roof height in order to accommodate a new spiral staircase that will connect the ground floor and lower ground floor.

3.8 The side walls of the conservatory will be constructed of brick. The northern side wall will be the retained wall of the existing extension. The new southern side wall will follow the slope of the conservatory roof and will have an eaves height of 2.63m rising to 3.3m when measured from lower ground floor level. This wall will be constructed of yellow London stock brick.

3.9 Lead flashings will be used on the joins between the conservatory roof and masonry.

3.10 The glazed walls, roof and doors of the conservatory will be set within a frameless system.

3.11 Access to the conservatory from the main dwelling at ground floor level will be through the existing opening. Access to the conservatory from the main dwelling

at lower ground level will be through a new opening in the rear elevation that will replace the existing rear window. This opening is to be 1.85m wide and 2.02m tall.

3.12 Alterations to fenestration

3.13 Three windows are to be replaced.

3.14 The existing casement attic window on the front elevation is to be replaced by a timber sash window to match the attached property.

3.15 The existing rear louvered attic window is to be replaced with a timber sash window to match the attached property.

3.16 The existing large single paned lower ground floor front window is to be replaced with a timber sliding sash window.

3.17 The windows are to be painted white. Further details of these windows are to be provided at a later stage.

3.18 Internal alterations

3.19 An internal wall is to be demolished between the existing kitchen and dining room at ground floor level. This wall is not an original wall.

3.20 Three new sections of internal partition wall are to be constructed at ground floor level in order to provide a new laundry room.

3.21 A new floor is to be installed in the dining room, with underfloor heating.

3.22 At attic level (second floor), the existing internal wall separating the attic from the toilet room is to be removed. A new internal wall is to be constructed at attic level to partition a new toilet room towards the centre of the building.

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 two residents in the surrounding area, to the relevant ward Councillors and to the Blackheath Society.

Written Responses received from Local Residents and Organisations

4.3 The occupant of the adjoining property, 111 Dacre Park has objected on the following grounds:

- Concerns raised regarding the proposed conservatory being out of keeping with the character of the Listed building, and regarding the visibility of the proposal from 111 Dacre Park;
- Potential damage to a hedge on the boundary, and potential structural damage to their property.

(Letters are available to Members).

4.4 Blackheath Society

The Blackheath Society has objected to the conservatory. They object to the proposal for an all glass conservatory here. It is out of keeping with the character of the house and over-dominant. It would make an irreversible structural change to a listed building.

4.5 Amenities Societies' Panel

The Panel stated they would defer to the views of Planning and Conservation officers.

5.0 **Policy Context**

5.1 Introduction

5.2 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.

5.3 National Planning Policy Framework

5.4 The NPPF was published on 27th 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 makers 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.

5.5 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

5.6 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

5.7 Core Strategy (June 2011)

5.8 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

5.9 Unitary Development Plan (2004)

5.10 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

5.11 Residential Standards Supplementary Planning Document (August 2006)

5.12 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.

5.13 Blackheath Conservation Area Character Appraisal (March 2007)

5.14 This document analyses the special character of the conservation area.

6.0 Planning Considerations

6.1 The relevant planning considerations are the protection of the heritage asset and the impact of the proposal on the amenities of neighbouring property.

6.2 Internal alterations

6.3 The internal alterations to the property are not considered contentious. The demolition of two modern internal walls, and the construction of four new internal walls (3 at lower ground level and 1 at attic level) is not considered damaging to the architectural or historic interest of the listed building.

6.4 Rear conservatory

6.5 The proposed extension is the most significant alteration. The plans involve the demolition of the existing extension to the rear. The existing extension is

considered to be of a poor design, and is considered to detract from the character of the building and its removal is therefore welcomed.

- 6.6 The proposed glazed extension involves the extensive use of frameless glazing, with the side walls constructed of yellow stock brick. The use of simple materials combined with the transparency of glass is intended to ensure that the proposal does not detract from the qualities of the original building. Although the proposed extension is larger than the existing, much of the extension is at semi-basement level and would be visually separate from the historic fabric. The higher element, containing the proposed spiral staircase would be significantly less bulky than the existing extension and would reveal a greater area of the original rear external wall. The Council's Conservation Officer considers the design of the conservatory extension acceptable. It is not considered to be an irreversible alteration and is preferable to a conservatory in a traditional style. Though contemporary in design the proposed extension is considered to respect the character and architecture of the heritage asset.
- 6.7 The new opening in the rear wall is considered acceptable, the majority of the rear wall at lower ground floor level will remain. The applicant originally proposed a much larger opening, however this was amended on the advice of the conservation officer.
- 6.8 The impact on the amenity of neighbouring properties is also considered acceptable. The extension is to be constructed at lower ground floor level, which is 1m lower than the ground level of the garden, thus lessening the impact of the development on neighbours.
- 6.9 The side wall of the conservatory adjacent to the attached property (number 111) is to have an eaves height of 2.63m rising to 3.3m when measured from lower ground floor level, and will be set in 0.2m from the boundary wall. The impact of this on the amount of light reaching the neighbouring lower ground floor is considered acceptable. Additionally, there will be no impact on the neighbouring ground floor. The occupant of 111 Dacre Park has objected on the grounds that the conservatory will be visible from their property, however this is not a reason for refusal.
- 6.10 The conservatory will be lower than the existing extension, and no deeper. there is therefore no detrimental impact to the amenity of the property to the north, 115 Dacre Park.
- 6.11 The issues raised by the neighbouring resident in relation to potential damage to a hedge and structural damage are not planning considerations.

Alterations to fenestration

- 6.12 The three proposed replacement windows are considered to improve the character of the dwelling. They will reinstate the original pattern of glazing. Further details of the proposed windows are required, therefore a condition is recommended requiring profiles and elevation of the proposed windows at a scale of 1:5 to ensure the new windows are appropriately detailed.

7.0 Conclusion

7.1 It is considered the proposal would retain the character and historic interest of the original building. The heritage interest of the listed building will not be compromised. The impact on neighbouring amenity is considered acceptable.

8.0 Summary of Reasons for Grant of Planning Permission & Listed Building Consent

8.1 It is considered that the proposal satisfies the Council's Land Use and environmental criteria and is acceptable in principle, being in accordance with Policies HSG 4 Residential Amenity and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).

8.2 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the architectural and historic interest of the heritage asset, the character of the property and the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Section 12 Conserving and enhancing the historic environment in the National Planning Policy Framework (March 2012); 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 adopted Core Strategy (June 2011); and URB 3 Urban Design, URB 6 Alterations and Extensions, URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas, HSG 4 Residential Amenity, and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).

9.0 RECOMMENDATION (A) GRANT LISTED BUILDING CONSENT subject to the following conditions:-

- (1) No development shall commence on site until detailed profiles and elevations of the proposed windows at a scale of 1:5 have been submitted to and approved in writing by the local planning authority. The profiles and elevations shall identify those elements of the original frames and sills that are to be retained. The development shall be carried out in accordance with the approved details, unless the local planning authority agrees in writing to any variation.
- (2) No development shall commence on site until details of the proposed bricks and glazing system for the conservatory, and of the proposed spiral staircase, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, unless the local planning authority agrees in writing to any variation.

Reasons

- (1) & (2) To ensure that the proposed development is in keeping with the existing building, to safeguard its special architectural or historic character and to comply with Policy 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011).

10.0 RECOMMENDATION (B) GRANT PLANNING PERMISSION