

Committee	PLANNING COMMITTEE (C)	
Report Title	8 A-D ADAMSRILL ROAD SE26 4AN	
Ward	Sydenham	
Contributors	Amanda Ghani	
Class	PART 1	Date: 27 MARCH 2014

<u>Reg. Nos.</u>	DC/14/86160
<u>Application dated</u>	13.01.2014
<u>Applicant</u>	Faithorn Farrell Timms on behalf of London & Quadrant Housing Trust
<u>Proposal</u>	The Installation of replacement PVCu, double-glazed casement windows in the front, side and rear elevations of Flats A-D, 8 Adamsrill Road SE26, including the replacement of the front, side and rear doors.
<u>Applicant's Plan Nos.</u>	T1-1325-1, 2, 3, 4, 5, 6, Rehau S706 70mm, PVCu window systems, Grenadier entrance doors.
<u>Background Papers</u>	(1) Case File LE/184/8/TP (2) Adopted Unitary Development Plan (July 2004) (3) Local Development Framework Documents (4) The London Plan
<u>Designation</u>	N/A
<u>Screening</u>	N/A

1.0 Property/Site Description

- 1.1 The application site consists of a two-storey, double-fronted, semi-detached, Victorian property arranged as four flats. The application is concerned with all the flats. The property is situated on the southern side of Adamsrill Road. The property is not within a Conservation Area, nor subject to an Article 4 Direction and is not in the vicinity of a Listed Building. The road is unclassified.
- 1.2 The existing windows in the front elevation are timber framed, single glazed, sliding sash types. The existing windows in the rear elevation are a mixture of timber framed, single glazed, sliding sash and casement types. The front door is timber and the rear door is timber framed/partially glazed. The french doors in the ground floor rear elevation are timber framed/glazed.

2.0 Planning History

- 2.1 No relevant planning history.

3.0 Current Planning Application

The Proposal

- 3.1 The current application is for the installation of replacement PVCu, double-glazed windows in the front, side and rear elevations of Flats A-D, 8 Adamsrill Road, SE26 including the replacement of the front, side and rear doors. The proposed windows are of similar dimensions to the original, would be double-glazed, top and side hung casements. The proposed rear patio door would be PVCu, double-glazed and the side and front doors would be of composite materials.

Adamsrill Road is mostly residential with many of the properties being purpose built maisonettes and flats or period properties that have been converted into flats, there are also a number of single family dwelling houses. There is an eclectic mix of building styles within the road, including modern flats and houses, Victorian maisonettes and early 20th Century terrace houses. No particular style has dominance giving no strong overall character to this road.

Of the 121 dwellings (not counting individual flats within large blocks), 71 have replacement PVCu or aluminium windows; 34 have their original timber windows some of which are original sash in the Victorian properties but also timber casement in the modern properties of 211-219. 6 properties have original PVCu windows and 6 have replacement timber windows.

The application property is one of a pair of late Victorian/Edwardian villas circa 1895-1910. The properties are not much older than other period properties within the road. The property has been converted into 4 flats and is in a rather neglected state. Number 6, which is the villa's pair has been converted into five flats and has installed replacement, PVCu, double-glazed sliding sash windows in the front elevation without the benefit of planning permission. The adjoining property to the east, is two maisonettes numbered 10 and 12, although the first floor has the original timber sash windows the ground floor has replacement aluminium framed casement windows. To the west of the two villas is a modern block of flats with PVCu windows in all elevations. Opposite the site there are properties with PVCu replacement windows and one with replacement timber sash windows.

Supporting Documents

- 3.2 None.

4.0 Consultation

- 4.1 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 residents and business in the surrounding area.

Pre-Application Consultation

- 4.3 Pre-application advice was received from the Planning and conservation teams regarding documentation requirements, window detail and design.

Written Responses received from Local Residents and Organisations

- 4.4 Three objections were received. The occupants of 7, 10 and 11 Adamsrill Road, object to the proposal and believe that the casement style of window and PVCu as a material would be detrimental to the character of the building.

Written Responses received from Statutory Agencies

- 4.5 none

Lewisham Design Panel

- 4.6 n/a

Strategic Housing

- 4.7 n/a

Sustainability Manager

- 4.8 n/a

Highways and Transportation

- 4.9 n/a

Other

- 4.10 n/a

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means:

- (a) 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)

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts 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.

National Planning Policy Framework

- 5.3 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. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 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, and 215 of the NPPF.

Ministerial Statement: Planning for Growth (23 March 2011)

- 5.5 The Statement sets out that the planning system has a key role to play in rebuilding Britain's economy by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible. The Government's expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.
- 5.6 The statement further sets out that local authorities should reconsider at developers request, existing Section 106 agreements that currently render schemes unviable, and where possible modify those obligations to allow development to proceed, provided this continues to ensure that the development remains acceptable in planning terms. [Delete if not relevant]

Other National Guidance

- 5.7 The other relevant national guidance is:
- By Design: Urban Design in the Planning System - Towards Better Practice (CABE/DETR 2000)
 - Planning and Access for Disabled People: A Good Practice Guide (ODPM, March 2003)
 - Safer Places: The Planning System and Crime Prevention (ODPM, April 2004)
 - Guidance on Tall Buildings (English Heritage/CABE, July 2007)
 - Code for Sustainable Homes Technical Guide (DCLG/BRE, November 2010)

London Plan (July 2011)

The London Plan policies relevant to this application are:

- Policy 7.4 Local character
- Policy 7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

- 5.8 The London Plan SPG's relevant to this application are: Housing (2012)

Core Strategy

- 5.9 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, 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:

Spatial Policy 1 Lewisham Spatial Strategy
Core Strategy Policy 15 High quality design for Lewisham

Site Allocations

- 5.10 The Site Allocations local plan was adopted by the Council at its meeting on 26 June 2013. The Site Allocations, together with the Core Strategy, the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan.

Unitary Development Plan (2004)

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

URB 3 Urban Design
URB 6 Alterations and Extensions
HSG 4 Residential Amenity

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.

Emerging Plans

- 5.13 According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

- 5.14 The following emerging plans are relevant to this application.

Development Management Plan

- 5.15 The Council submitted the Development Management Local Plan (DMLP) for examination in November 2013. The Examination in Public is arranged for the 26th and 27th February 2014.
- 5.16 As set out in paragraph 216 of the National Planning Policy Framework, emerging plans gain weight as they move through the plan making process. The DMLP has undergone all stages of public consultation and plan preparation aside from examination, and therefore holds significant weight at this stage.
- 5.17 However, there are also a number of policies contained within the plan that hold less weight as the Council has received representations from consultees or questions from the Inspector regarding the soundness of these policies. These policies cannot carry full weight until the Inspector has found the plan legally compliant and sound.

- 5.18 The following policies hold significant weight as no representations have been received regarding soundness, and are considered to be relevant to this application:

DM Policy 31 Alterations/extensions to existing buildings

- 5.19 The following policies hold less weight as representations have been received or questions have been raised by the Inspector regarding soundness, and are considered to be relevant to this application:

DM Policy 1 Presumption in favour of sustainable development

DM Policy 30 Urban design and local character

6.0 Planning Considerations

- 6.1 The main issues to be considered in respect of this application are:

- a) Design
- b) Impact on Adjoining Properties

Principle of Development

- 6.2 The relevant planning considerations are whether the proposal is of a high quality design and whether it preserves or enhances the character of the surrounding area.

Design

- 6.3 The proposed PVCu windows would replicate the dimensions of the existing window openings. The glazing bar pattern would be similar to the original pattern although the frames would differ in thickness and the opening method would also differ being top hung casement in the front and rear elevations and top and side hung casements in the side elevation.
- 6.4 It is consequently felt that the proposed scheme to replace the windows and french doors with PVCu double glazed units and the front and side doors with GRP composites would not harm or detract from the surroundings and therefore adhere to Policy URB 3.

Impact on Adjoining Properties

- 6.5 The loss of timber framed, sliding sash windows is always regrettable In a period property; In this instance, as the villa's pair has installed replacement PVCu windows in the front elevation and as the property is not listed and does not fall within a conservation area it is considered that the scheme would be sufficiently in keeping with the original pattern and therefore conforms to Policy URB 6.

Conclusion

- 6.6 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 6.7 On balance, Officers consider that the scheme is therefore considered acceptable.

7.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:

- (1) 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) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below: T1-1325-1, 2, 3, 4, 5, 6, Rehau S706 70mm, PVCu window systems, Grenadier entrance doors.

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.

INFORMATIVES

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 and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.