

Committee	PLANNING COMMITTEE B	
Report Title	39 Inchmery Road, London, SE6 2NA	
Ward	Catford South	
Contributors	Alfie Williams	
Class	PART 1	02 March 2017

Reg. Nos. (A) DC/16/098768

Application dated 19.10.2016 revised 30.01.17

Applicant Mr Ossie Phipps

Proposal The installation of replacement double glazed uPVC windows on the front, side and rear elevations of 39 Inchmery Road, SE6.

Applicant's Plan Nos. Site Location Plan; Windows - Rear of House; Windows - Side of House; Design & Heritage Statement received 20th October 2016; Proposed Front Bay Window; Proposed Front Bedroom Window; and Existing & Proposed Front Elevation received 20th February 2017.

Background Papers

- (1) This is Background Papers List
- (2) Case File LE/704/39
- (3) Local Development Framework Documents
- (4) The London Plan

Designation [Core Strategy, Site Allocations Local Plan] - Existing Use, Culverley Green Conservation Area, Culverley Green Conservation Area Article 4 Direction

2.0 Property/Site Description

2.1 The application relates to a two storey semi-detached dwellinghouse on the north side of Inchmery Road. Inchmery Road is part of an Edwardian Development built 1902-1910. The Road is characterised by two storey villas with twin projecting gables and two storey bay windows with timber sliding sash windows in the openings.

2.2 39 Inchmery Road is one of a group eight properties (37-51 Inchmery Road), built as part of an infill development in approximately 1948. The property is built in red brick with a concrete tiled roof. The front elevation has a two storey bay window and there is a driveway to the front of the property. All of the windows on the property are uPVC casement. The front elevation of the property faces Inchmery Road. The rear of the property backs onto the rear gardens of properties in Bargery Road and is not visible from the public realm. The first floor windows on the side elevation can be viewed from Inchmery Road.

2.3 The property is located within the Culverley Green Conservation Area and is Subject to the Culverley Green Article 4 Direction. The property is not listed nor is it in the vicinity of a listed building.

3.0 Planning History

3.1 There is no planning history for this property.

4.0 Current Planning Applications

The Proposals

4.1 The proposal is to replace the existing uPVC casement window on the front, side and rear elevation. The replacement windows are to be uPVC casement windows with four panels in the larger openings and two panels in the smaller openings. Each panel is to have a toplight. This design is consistent with the form of the original windows and other properties within the row of 8.

Supporting Documents

4.2 Site Location Plan; Windows – Front of House; Windows – Side of House; Windows – Rear of House; Design & Heritage Statement; Inspiration - Window Brochure.

5.0 Consultation

5.1 This section outlines the consultation carried out by 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.

5.2 Site notices were displayed, a press notice issued in the local press and letters were sent to residents and business in the surrounding area and the relevant ward Councillors. The Culverley Green Residents Association were also consulted.

5.3 One objection to the proposal was received from the Culverley Green Residents Association. The Association objected on the ground that uPVC windows on the front elevation do not enhance the character of the conservation area as the window frames are thicker and lack the details of the design of the original windows.

6.0 Policy Context

Introduction

6.1 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
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

6.3 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 in paragraph 211, that 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)'.

6.4 Officers have reviewed the Core Strategy 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.

Other National Guidance

6.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2016)

6.6 The policies relevant to this application are:

- Policy 7.4 Local character
- Policy 7.8 Heritage assets and archaeology

Core Strategy

6.7 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre

Local Plan, the Development Management Local Plan and the London 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:

Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Local Plan

6.8 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

6.9 The following policies are considered to be relevant to this application:

- | | | |
|------|--------------|--|
| 6.10 | DM Policy 1 | Presumption in favour of sustainable development |
| | DM Policy 30 | Urban design and local character |
| | DM Policy 31 | Alterations/extensions to existing buildings |
| | DM Policy 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 |

Residential Standards Supplementary Planning Document (Updated May 2012)

6.11 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.

Culverley Green Conservation Area Character Appraisal (2001)

Refers to Inchmery Road without making reference to the application terrace being of a design or character which the appraisal seeks to protect.

7.0 Planning Considerations

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

- a) Design and impact on the conservation area
- b) Impact on Adjoining Properties

Design

- 7.2 The proposal is to replace the existing uPVC windows with uPVC casement windows in an amended design. In line with DM Policy 36 officers seek to secure window replacements in conservation areas that preserve or enhance the character of a property and the wider conservation area. In the majority of cases for conservation area's in the London Borough of Lewisham this means using timber sash windows to restore windows to the original design and material.
- 7.3 However, window replacements in an alternative material can be appropriate in instances where the character of the property can support such use of alternative materials, provided the material is considered to be of sufficient quality. Having reviewed the Culverley Green Conservation Area Character Appraisal officers note that the eight infill properties are highlighted as negative factors within the conservation area, being of a different character of the surrounding properties.
- 7.4 Section 3 of the Appraisal states that; 'Incremental changes such as the inappropriate replacement of original roof coverings, doors and windows, the loss of front walls or fences to allow forecourt parking, and the introduction of unsuitable facade finishes such as pebble-dashing and of satellite dishes in prominent locations, are all very damaging to the character and appearance of the area.'
- 7.5 Whilst officers acknowledge that the infill properties do not make a positive contribution to the conservation area it is not considered that this would be rectified by installing timber windows. Having undertaken a site visit it is noted that six of the other seven properties have got uPVC windows, five of which in the design of the original windows. Officers also note that the windows are very similar in form and profile to the remaining example of the original timber windows.
- 7.6 The proposed replacement windows are in keeping with the uPVC windows installed on five of the eight infill properties. Officers consider the windows to be representative of high quality design, making a positive contribution to the appearance of the infill development without causing harm to the character of the conservation area.

Impact on Adjoining Properties

- 7.7 The proposed development would not have an impact on adjoining properties as the proposal maintains the existing openings, is a similar glazing type and would repeat existing levels of outlook, maintaining the privacy of neighbours.

8.0 Conclusion

- 8.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 8.2 Officers consider that the proposal is in line with the stated policies and is therefore considered acceptable.

RECOMMENDATION (C)

GRANT PERMISSION subject to the following conditions:-

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:

Site Location Plan; Windows - Rear of House; Windows - Side of House; Design & Heritage Statement received 20th October 2016; Proposed Front Bay Window; Proposed Front Bedroom Window; and Existing & Proposed Front Elevation received 20th February 2017.

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

- A. **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.