

Committee	PLANNING COMMITTEE A	
Report Title	274 Brockley Road, SE4 2SF	
Ward	LADYWELL	
Contributors	Agnieszka Nowak	
Class	PART 1	30 March 2017

<u>Reg. Nos.</u>	DC/16/097427
<u>Application dated</u>	11.07.2016
<u>Applicant</u>	Sub Rosa Architecture Ltd
<u>Proposal</u>	Retention and extension of the facade of the existing building, demolition of the single storey side extension and all the structures behind the facade, construction of the new building incorporating 4 self-contained flats, together with excavation of the front garden, installation of cycle parking and refuse and recycling storage and associated landscaping at 274 Brockley Road, SE4 2SF.
<u>Applicant's Plan Nos.</u>	Lower Ground Floor Plan, Ground Floor Plan, First Floor Plan, Front Elevation, Side Elevation, Rear Elevation, Section A, Section B (as received on 12th July 2016), 15-1183-10B; 15-1183-11C; 15-1183-12 (as received on 26th January 2017); 15-1183-12A (as received on 9th February 2017).
<u>Background Papers</u>	(1) Adopted Unitary Development Plan (July 2004) (2) Local Development Framework Documents (3) The London Plan
<u>Designation</u>	N/A

Introduction

- 1.1.1. This application was considered by Members at the meeting of Planning Committee A held on 5th January 2017. Officers recommended approval of the scheme on the grounds that it would provide an acceptable standard of residential accommodation in a building of an acceptable scale and without a significant impact on neighbours. Officers also highlighted that no objections were raised to the contemporary appearance as this design approach was found to be acceptable by the Inspector in the previous appeal decision. The original Planning Committee report from the 5th January 2017 can be found at Appendix A.
- 1.2. Notwithstanding officers' recommendation, the Committee took the view that the windows within the front elevation appeared disproportionately large and that a more sympathetic design was required for this site given its location opposite the Brockley Conservation Area.
- 1.3. It was resolved that the determination of the application be deferred to allow further negotiations to be had on this element within the scope of the current application and that further public consultation take place on any amended plans.
- 1.4. Following negotiations with officers, the appearance of the front elevation was revised to include a more traditional treatment for the front bay and first floor windows.

2.0 Amended plans

- 2.1. The applicant has submitted a fresh set of amended plans showing the following revisions:
 - the front bay has been redesigned to align with sills and heads levels of the adjoining terrace, and the window has been split into thirds with a wider central bay more closely representing traditional proportions;
 - the first floor windows have been relocated to match the window arrangement of the existing properties; and
 - all of the window frames and the bay are to be painted white.
- 2.3. No other aspects of the application have been amended.

3.0 Consultation

- 3.1. Further re-consultation has taken place and three objections and one comment were received (of which two were from objectors to the original plans).
- 3.2. The issues raised in the re-consultation responses are as follows:

- The proposal represents overdevelopment of the site;
- Despite of the installation of privacy screens, the proposal would not ensure privacy to the neighbouring gardens of Arabin and Brockley Roads;
- The existing property is able to be developed into 3 flats without demolition;
- parking stress during construction;
- Deliveries, dust and noise;
- The modified windows would still not compliment the windows of 272 Brockley Road or any other properties along that row of terraced houses in design or style. The proposal would not respect or compliment the form, setting and architectural characteristics of the part of the original building that would remain, would adversely affect the architectural integrity of the group of buildings and would have an intrusive impact on long views.
- Obstruction and congestion on the public highway during construction;
- pollution and disruption to neighbouring properties and businesses during the upgrading of utility services;
- The extension is not in keeping with the existing façade both at front and back;
- Loss of privacy, potential noise and disturbance from the rear balconies;
- Design of the balconies not in keeping with the characteristics of the existing buildings along Brockley Road;
- The proposed development is excessive for the size of the site. The proposed additional massing at the rear which will severely affect the domestic character of this end of Arabin Road due to its bulk;
- It is certainly an improvement on the previous application. However the new windows onto Brockley Road would look better if they were closer in style to the old windows.

3.3. The above objections were considered in the previous report (see Appendix A). The assessment of the revisions to the front elevation is contained in section 5 of this report.

4.0 Policy Context

4.1. The policy used in the assessment of the application has not changed from that outlined in the original committee report.

5.0 Planning Considerations

- 5.1. It is considered that the latest amendments significantly reduce the visual prominence of the bay and windows within the front elevation. The alignment of the bay's sill and head levels, along with the utilisation of the traditional window arrangement and window frames' colour improve the visual relationship of the proposed building with the adjoining terrace and the adjacent Brockley Conservation Area.
- 5.2. As such, these further refinements represent a modern interpretation of the traditional design and are considered to integrate well within the existing surrounds.
- 5.3. It should be borne in mind that a contemporary appearance was found to be acceptable by the Inspector in the previous appeal decision.
- 5.4. Officers would like to draw Members' attention to the provisions of Conditions 4 and 5 (see below) which require details of all external construction detailing and samples of materials to be approved by the Council to ensure a high quality design is secured.

6.0 Conclusion

- 6.1. This application has been considered in light of policies set out in the development plan and other material considerations. The further refinement of the front elevation is considered to represent a more traditional and sympathetic treatment that would improve the visual relationship of the proposed building with the adjoining terrace and the adjacent conservation area. Approval is therefore recommended.

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:

Lower Ground Floor Plan, Ground Floor Plan, First Floor Plan, Front Elevation, Side Elevation, Rear Elevation, Section A, Section B (as received on 12th July 2016); 15-1183-10B; 15-1183-11C; 15-1183-12 (as received on 26th January 2017); 15-1183-12A (as received on 9th 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.

3. No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-
 - (a) Dust mitigation measures.
 - (b) The location and operation of plant and wheel washing facilities
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
 - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
 - (e) Security Management (to minimise risks to unauthorised personnel).
 - (f) Details of the training of site operatives to follow the Construction Management Plan.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

4. Notwithstanding the details hereby approved, no above ground development (except demolition) shall commence until drawings at 1:10 scale (including sections) or at another scale agreed by the Local Planning Authority showing all external construction detailing of the development has been submitted to and approved by the Local Planning Authority in writing, unless otherwise agreed in writing by the Local Planning Authority. The drawings shall include details of:
 - a) windows, cills, reveals and doors;
 - b) wall vents;
 - c) copings, parapets, soffits and upstands;
 - d) roof structure;
 - e) rain water goods (including adjacent wall details);
 - f) balconies/terrace balustrades (including soffits and methods of drainage);
 - g) PV panels; and
 - h) privacy screens.

The development shall be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development

Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

5. (a) No above ground level works (except demolition) shall commence on site until a detailed schedule and an onsite sample board of all external materials and finishes for windows, reveals and soffits, external doors, roof coverings, balconies/terraces and other site specific features to be used on the building has been reviewed and approved in writing by the local planning authority.
(b) The scheme shall be carried out in full accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

6. (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
(b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

7. No external guttering, drainage downpipes or other conduits of any kind shall be attached to the external facades of the building other than those shown on the approved drawings.

Reason: To ensure an appropriate standard of design and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

8. (a) No above ground level works shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
(b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2015), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

9. (a) A scheme of soft landscaping (including details of any trees and hedges and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

10. (a) No part of the development shall be occupied until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority. Cycle parking facilities shall be in accordance with Policy 6.9 of the London Plan (2011).
- (b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011) and Policy 6.9 of the London Plan (2011).

11. (a) No above ground level works shall commence on site until details of proposals for the storage and management of refuse and recycling facilities for each residential unit and commercial area hereby approved, have been submitted to and approved in writing by the local planning authority.

(b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

12. No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays. No work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

13. No machinery shall be operated on the premises before 8 am or after 6 pm on weekdays, or before 8 am or after 1 pm on Saturdays, nor at any time on Sundays or Public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework, DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

14. Notwithstanding the details shown on the drawings hereby approved, full details of the privacy screens to the hereby approved terraces/balconies shall be submitted to and approved in writing by the Local Planning Authority before any above ground work commences and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details and permanently retained as such.

Reason: To prevent overlooking and loss of privacy in the interests of the living conditions of the neighbouring occupiers (DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014)).

Informatives:

1 As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myserVICES/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>

2 **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.

3 The applicant is advised to follow guidance provided in Lewisham's Good Practice Guide in relation to the control of impacts from construction: <http://www.lewisham.gov.uk/myserVICES/environment/Pollution-information-for-developers-and-businesses/Documents/GoodPracticeGuide.pdf>