

Committee	PLANNING COMMITTEE B	
Report Title	39 Inchmery Road, London, SE6 2NA	
Ward	Catford South	
Contributors	Alfie Williams	
Class	PART 1	06 April 2017

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

Application dated 19.10.2016 revised 20.02.17

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 20<sup>th</sup> 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

## **1.0 Introduction**

1.1 This application was presented at Planning Committee B on 02 March 2017. It was resolved that the decision be deferred by Members, following the applicant presenting details at the meeting contrary to those on which officers based their recommendation. The applicant stated that they wished to install grey windows rather than the white coloured windows in the amended drawings.

## **2.0 Planning Considerations**

2.1 Following discussions with officers, the applicant has agreed to install white windows as indicated in the drawings. Therefore, officers maintain the recommendation presented to the Committee on 02 March 2017 (set out in appendix A).

## **Conclusion**

- 2.2 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 2.3 Officers are satisfied that the proposal is in line with the stated policies and would not cause harm to the character of the Culverley Green Conservation Area. Therefore, the application is considered to be acceptable.

**3.0 RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions (as per the original committee report):**

- 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 20<sup>th</sup> 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**

**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.