

Committee	PLANNING COMMITTEE B	
Report Title	15 Pond Road, LONDON, SE3 0SL	
Ward	Blackheath	
Contributors	Monique Wallace	
Class	PART 1	25 MAY 2017

<u>Reg. Nos.</u>	DC/16/97256
<u>Application dated</u>	28.06.2016 as revised on 18.04.2017, 03.05.2017 and 09.05.2017
<u>Applicant</u>	Suzanne Brewer of Suzanne Brewer Architects on behalf of Mr & Mrs Houben.
<u>Proposal</u>	The demolition of 15 Pond Road SE3 and the construction of 2, two storey plus roof space detached four bedroom dwelling houses, together with 2 off-street parking spaces and the provision of cycle/bin stores and new vehicular crossover.
<u>Applicant's Plan Nos.</u>	DE002, EX.004, EX.005, Heritage Statement, Design & Access Statement, Daylight & Sunlight Assessment, Part L1 Compliance Report, Part G Compliance Report received 28/6/16; OS.001 rev A, EX.000 Rev D, EX.003 Rev B, DE001 Rev A, Received 18/4/17; EX.001 Rev C, EX.002 Rev C, EX.006 Rev A, PL.000 Rev L, PL.001 Rev L, PL.002 rev K, PL.003 rev L, PL.004 Rev L, EL000 Rev D, EL001 Rev F, EL002 Rev H, EL003 Rev J, EL004 Rev C, SE.001 Rev E Received 3/5/17; Arboricultural Appraisal, Implications Assessment and Preliminary Method Statement (8 <sup>th</sup> May 2017) received 9/5/17.
<u>Background Papers</u>	(1) Case File LE/432/15/TP (2) Local Development Framework Documents (3) The London Plan
<u>Designation</u>	Core Strategy – Existing use

## **1.0 Property/Site Description**

- 1.1 The application site comprises a part single/part two storey single-family detached dwelling house located on the western side of Pond Road.
- 1.2 The existing dwelling is situated to the south of the plot with side access to the relatively shallow, but wide rear garden to the west and a garage to the south. It is relatively modern in the context of its Victorian neighbours.
- 1.3 Neighbouring plots either side of the proposal site comprise 2 storey detached Victorian villas, with habitable roofspace. Immediately in front of the site is a circular open space, which is framed by the application site and neighbouring properties.

- 1.4 Established trees surround the site, but of particular note is a Copper Beach tree to the rear of the plot which can also be clearly viewed from the public footpath towards Paragon Place to the west.
- 1.5 The site is within the Cator Estate, which is within the Blackheath Conservation Area. This part of the Conservation area is not subject to the Article 4 Direction, but is within Character Area 9b: Blackheath Grove and Wemyss Road, noted for its grand scale houses.
- 1.6 Pond Road has a Public Transport Accessibility Level (PTAL) of 3, which is midway between 6, for excellent, and 1 for poor access.
- 1.7 Pond Road is also within an Area of Special Character and an Area of Archaeological Priority. The application site is not a Listed Building.
- 1.8 Wemyss Cottage which has a frontage onto Wemyss Road is at the rear of the application site and is noted in the Blackheath character appraisal as a building 'making a positive contribution'. The cottage including its elements within its curtilage is Grade II Listed.

**2.0 Planning History**

- 2.1 Apart from applications to carry out tree works, and permission for a dormer in 1991, there are no planning entries for the application site, which are relevant to the current proposals.
- 2.2 A pre-application enquiry was submitted in May 2016 proposing a replacement dwelling but after a site meeting with officers and follow-up letter; the proposal was revised proposing two, three storey houses.
- 2.3 The Council's response from Officers concluded that 'a residential development of this site could be supported by the Council subject to justification surrounding the demolition of the existing building, and design quality of the proposed redevelopment.'

**3.0 Current Planning Applications**

The Proposals

- 3.1 The current proposal is to demolish the existing house and to create two, three storey, 4 bedroom houses in its place.
- 3.2 The existing plot would be split to form two independent plots, with front and rear gardens. The new houses would be set away from their side boundaries allowing for a side access to rear gardens.

15A (left and larger footprint)	15B (right)
4 beds (all double)	4 beds (1 single, 3 double)

Table 1



- 3.3 The houses would be up to three storeys in height and 9.4m wide; 15a would measure 11.5m in depth while 15b would measure 7.8m in depth. Both would be a reflection of each other in appearance, comprising a contemporary design.
- 3.4 15b would have a smaller footprint than 15a in order to avoid the root protection area and canopy zone of the Copper Beach tree to the North West (rear) corner of the existing plot.
- 3.5 Both houses would have a kitchen/living/dining area at ground floor level, but the larger footprint of 15a affords it a bedroom to the front. At first floor level, both houses would have a family bathroom but 15b would have 3 double bedrooms, while 15a would comprise two double bedrooms and a large landing. At roof level, 15a would have a further double bedroom and 15b would have a single bedroom.
- 3.6 Both dwellings would have landscaped rear and front gardens, with off street parking for one car. A new crossover is proposed for 15b to create a vehicular access; 15a would use the existing cross over.
- 3.7 Four trees are to be removed as a result of the proposals all within the front/side garden of the existing dwelling. 10 trees are to be planted in the rear gardens; six within 15a and four within 15b.
- 3.8 Both houses would include a minimum of 13m<sup>2</sup> of living roofs.

### Supporting Documents

- 3.9 The application was submitted with a Heritage Statement, Arboricultural report (amended and updated), Design and Access Statement, Part L (Conservation of fuel and power) and Part G (Sanitation, hot water safety and water efficiency) compliance reports (Building control requirements) and a Daylight and Sunlight assessment.

## **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 addresses in the surrounding area and the relevant ward Councillors.

#### Written Responses received from Local Residents and Organisations

- 4.3 After the revisions, the Blackheath Cator Estate Residents maintained objections regarding the design of the front elevation, and the excessive amount of apertures in the flanks.
- 4.4 After the revisions, the Blackheath Society withdrew their objections to the proposals.
- 4.5 A representation from the Blackheath Park Conservation Group objected to the proposal on the grounds of poor design, large scale and the loss of trees which would neither preserve or enhance the Blackheath conservation area.
- 4.6 The owners of 2 Paragon Place (Wemyss Cottage) who share a common boundary with the proposal site at the rear, objected to the proposals as did the owners of 13 Pond Road situated but one house south of the proposal site, and the owners of 13a Pond Road who share a common boundary with the proposal site to the south. An objection received from the occupier from 38 Foxes Dale which is 750m south of the proposal site, was also received.
- 4.7 The objections received are summarised below:
- The design employs large expanses of brickwork and office like windows
  - The application plot is too small for two houses
  - 4-6 flats or one big house would be better than two large houses
  - The proposed development in no way reflects the building typologies in the vicinity
  - The proposal would result in the loss of trees for the proposal and then in the future through over-pruning/felling through nuisance complaints
  - The new houses would necessitate the removal and disturbance of natural habitat
  - The density of development is inappropriate for the plot
  - The new dwellings would be too close to 13a and 17 Pond Road
  - The spaces between the existing dwellings forms the character of this section of Pond Road
  - The scale and mass is inappropriate for the size of the plot
  - The proposed new dwellings would not be subservient to the neighbouring Victorian houses

- The proposal is of a poor design
- 15a would result in a loss of privacy, light and outlook and amenity
- The proposal would result in a loss of established landscaping
- The proposals would be contrary to Core Strategy and Development Management Local Plan policies and should be refused planning permission
- Houses should not be constructed in gardens in the Blackheath conservation area
- The development would neither enhance nor improve the conservation area.

#### Highways and Transportation

4.8 No objection.

#### Ecology

4.9 There is scope for the provision of living roofs on the flat roof section of each of the dwellings and the species list should reflect what is on the Council's Local list. The necessary information in both instances can be secured by condition.

### **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
- (b) 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 '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

- 5.3 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)'.
- 5.4 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

- 5.5 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)

- 5.6 The policies relevant to this application are:

Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments  
Policy 5.3 Sustainable design and construction  
Policy 5.10 Urban greening  
Policy 5.11 Green roofs and development site environs  
Policy 5.13 Sustainable drainage  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.13 Parking  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.6 Architecture  
Policy 7.8 Heritage assets and archaeology  
Policy 7.19 Biodiversity and access to nature  
Policy 7.21 Trees and woodlands  
Policy 8.3 Community infrastructure levy

## London Plan Supplementary Planning Guidance (SPG)

- 5.7 The London Plan SPG's relevant to this application are:  
Housing (2016)

## Character and context (2014)

### Core Strategy

- 5.8 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:

Spatial Policy 5 Areas of Stability and Managed Change

Core Strategy Policy 1 Housing provision, mix and affordability

Core Strategy Policy 7 Climate change and adapting to the effects

Core Strategy Policy 8 Sustainable design and construction and energy efficiency

Core Strategy Policy 12 Open space and environmental assets

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

- 5.9 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:

- 5.10 The following policies are considered to be relevant to this application:

DM Policy 1 Presumption in favour of sustainable development

DM Policy 2 Prevention of loss of existing housing

DM Policy 22 Sustainable design and construction

DM Policy 24 Biodiversity, living roofs and artificial playing pitches

DM Policy 25 Landscaping and trees

DM Policy 26 Noise and vibration

DM Policy 27 Lighting

DM Policy 29 Car parking

DM Policy 30 Urban design and local character

DM Policy 32 Housing design, layout and space standards

DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

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

DM Policy 37      Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest

Residential Standards Supplementary Planning Document (August 2006)

5.11 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.

Blackheath Conservation Area character appraisal

5.12 This document characterises differing building typologies in the Conservation area. The proposal site is within Character Area 9b which focuses on Blackheath Grove and Wemyss Road but includes Pond Road and the application site within the area boundary. No particular mention is made of the application site or its neighbours, save Wemyss Cottage which is noted as a building making a positive contribution.

**6.0 Planning Considerations**

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

- a) Principle of Development
- b) Layout, scale and design
- c) Housing
- d) Highways and Traffic Issues
- e) Noise
- g) Impact on Adjoining Properties
- h) Sustainability and Energy
- i) Trees
- j) Planning Obligations

Principle of Development

6.2 The London Plan outlines through Policy 3.3, 3.5 and 3.8 that there is a pressing need for more homes in London and that a genuine choice of new homes should be supported which are of the highest quality and of varying sizes and tenures in accordance with Local Development Frameworks. Residential developments should enhance the quality of local places and take account of the physical context, character, density, tenure and mix of the neighbouring environment. Policy 7.8 Heritage assets and archaeology sets out that development should identify, value, conserve, restore, reuse and incorporate heritage assets where appropriate.

6.3 Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment requires new developments to achieve high quality design and conserve and protect heritage assets (including Conservation Areas). Development Management Policy 36, New development, changes of use and alterations affecting designated heritage assets and their setting sets out that planning permission will not be granted where new development is incompatible





within the north western corner of the plot, but is forward of 15a to maintain the curvature of Pond Road and to respect the building line of 13a Pond Road resulting in a smaller footprint in comparison to 15a.

- 6.10 The proposed properties would be set back a minimum of 1.2m from their side boundaries, and a minimum 1.9m from each other.
- 6.11 The proposal would change the current arrangement of a relatively low level building surrounded by space and grounds, to a closer layout between the two new proposed buildings and the neighbours either side of the plot. However, the properties either side are not listed buildings; Wemyss Cottage is in excess of 45m west (rear) and officers are satisfied that this distance is sufficient to negate any impact to the Listed building, including its garden terrace.
- 6.12 Officers are of the view that the spatial typology of the area can support the proposed dwelling's plot size and physical arrangement (scale and massing) and are satisfied that the spatial relationship between their neighbours and each other would not compromise either the setting of the neighbouring dwellings, nor the street scene of Pond Road or the Conservation area. Officers therefore consider that the proposals would align with the policy requirements of DM Policy 33, DM Policy 36 and also DM Policy 37 which requires developments to 'sustain and enhance the characteristics that contribute to the special local spatial, architectural, townscape, landscape or archaeological distinctiveness of these areas.'
- 6.13 Further, Figure 1 also shows that sufficient space has been left between the proposed new dwellings and the existing established trees, which are to be retained. This point is discussed later on in this report.

#### *Scale*

- 6.14 The existing building is a part single, part two storey house. The single storey garage to the south and the catslide roof, with projecting dormer results in a horizontal emphasis and a greater mass to the centre of the site, which tapers towards the side boundaries.
- 6.15 The new dwellings would have a massing strategy in contrast to the existing arrangement, by proposing two vertically emphasised, three storey houses, which are to be constructed to two storey, with projecting dormers maintaining an eaves line to match that of 13a Pond Road.
- 6.16 Officers consider that the proposed scale and mass would be a contemporary addition to the streetscene, responding to the scale of the two adjacent dwellings which are also up to three storeys in height with projecting dormers and therefore acceptable. Again, officers are satisfied that the distance between the proposed new dwellings and the existing Listed Building is sufficient as not to compromise the setting of the Wemyss Cottage, its wall or terrace.

#### *Design*

- 6.17 Paragraph 56 of the National Policy Framework states that the government attaches great importance on the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 137 sets out that local planning authorities should look for opportunities for new development

within Conservation Areas within the setting of heritage assets to enhance or better reveal their significance.

- 6.18 London Plan Policy 7.6 Architecture requires development to positively contribute to its immediate environs in a coherent manner, using the highest quality materials and design. Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure the highest quality design, this is echoed in DM Policy 30, 36 and 37 and with consideration to Conservation Areas in Core Strategy Policy 16.
- 6.19 As discussed above, the existing building is not considered to contribute to the special qualities of the conservation area, and therefore the demolition is supported in the context of a high quality replacement development on the site.
- 6.20 The proposed buildings would have Dutch gabled roofs covered in slate, with Danish brick clad gable walls to the front, rear and sides. Two storey projections to the sides of the houses would appear as contemporary wings to the main body of the houses. Large windows would punctuate through elevations, with section drawings confirming deep reveals, which create a quality and depth to the buildings, a feature similar to the two neighbouring traditionally built buildings.
- 6.21 The overall visual vertical emphasis of the two dwellings would contrast the existing dwelling which has a horizontal emphasis derived from the width of the house and its catslide roof design. Officers consider that the vertical emphasis would be more in keeping with the adjacent traditional buildings and would form an elegant finish to the overall development.
- 6.22 The new dwellings would reference the pair of heritage detached houses on either side. Similarly, officers are satisfied that the design would be subordinate to the neighbouring properties in terms of scale and massing and that their form would compliment, without replicating architectural elements.
- 6.23 Officers are satisfied that the proposal in its current form sets the foundation for the quality necessary for the proposals to be in accordance with policies. However, the detailed design would form an integral part of the delivery of the final quality of the scheme and given its location in an area of special character and conservation area, the overall acceptability of the scheme is intrinsically linked to the quality of the materials used.
- 6.24 Both the Urban Design Officer and Conservation Officer consider the proposed design and in particular the fenestration treatment to be an acceptable contemporary addition within the immediate traditional townscape and therefore acceptable.
- 6.25 Notwithstanding the above, the site is located within a Conservation Area and an area of Special Character and for this reason, in alignment with more general design policies, a condition should be added to the decision notice requesting the submission of samples of the materials to be used.
- 6.26 In light of the above, officers are satisfied that, subject to conditions, the proposed layout, scale and design are acceptable in the context of the Listed Building and structures to the west, the street scene of Pond Road and the Blackheath Conservation Area generally.

- 6.27 The layout, scale and mass of the proposed new dwellings has been assessed in the context of what is proposed only and any alterations and extensions to the property, without review by the Council could significantly compromise the appearance of the buildings proposed, the area of special character and the conservation area. For this reason, officers consider it pertinent to add a condition withdrawing all permitted development rights to alter or extend the buildings.

#### Housing

- 6.28 London Plan policy 3.5 'Quality and Design of Housing Developments' as supported by Policy DM32 of the Lewisham Development Management Local Plan, sets out minimum standards which should be applied to all new housing developments. London Plan Policy 3.5 also addresses the importance of the 'arrival' at a building and the 'home as a place of retreat' as indicators of housing quality.
- 6.29 Guidance on the implementation of London Plan Policy 3.5 has been produced in the form of the Housing SPG (2016), which responds to the Department for Communities and Local Government's publication Technical housing standards – nationally described space standard (in March 2015). Further detail about what is necessary in order to create the high standards of accommodation are found in the Technical housing standards - nationally described space standard, the London Plan Housing SPG and Lewisham's Residential Standards SPD.
- 6.30 The proposal is for 2, three storey 4 bedroom dwellings which would be for private sale. 15b would have a gross floor area of 165m<sup>2</sup> while 15a would have a floor area of 228m<sup>2</sup> which are both generously in excess of the Technical Housing standards minimum floor area requirements of 121m<sup>2</sup> and 130m<sup>2</sup> respectively.
- 6.31 All rooms within the new dwellings also exceed the required space standards. Essential furniture layouts have been annotated on the drawings which show an acceptable layout. Adequate storage has also been provided. All floor to ceiling heights exceed 2.5m.
- 6.32 London Plan Housing SPG baseline Standard 4.10.1 requires a minimum of 5m<sup>2</sup> of private amenity space per dwelling, with an extra 1m<sup>2</sup> per additional occupier. The amenity space afforded to the proposed dwellings comfortably exceeds this requirement.
- 6.33 Outlook from the new dwellings would be similar to the existing and neighbouring dwellings which is typical of a residential environment and acceptable; the main outlook from the habitable rooms would be towards the front and rear of the properties. For windows serving bathrooms, these are to be obscured glazed to maintain privacy for the new dwellings. A condition should be added to ensure that obscured glazing in these locations is maintained in perpetuity.
- 6.34 Subject to conditions, officers are satisfied that the proposed new dwellings would afford future occupiers acceptable standards of accommodation.

#### Highways and Traffic Issues

- 6.35 London Plan Policy 6.13 seeks to ensure a balance is struck to prevent excessive car parking provision that can undermine cycling, walking and public transport use and through the use of well considered travel plans aim to reduce reliance on private means of transport. Table 6.2 Car parking standards in the London Plan states that

all residential developments in areas of good public transport accessibility should aim for less than 1 space per unit, and that dwellings of four or more bedrooms may have a maximum of two spaces per unit.

- 6.36 The proposed development would have two car parking spaces for the two dwellings (1 each) within a site which has a PTAL rating of 3, which indicates a moderate to good access to public transport. The provision of 1 space per dwelling is in accordance with Policy 6.13 of the London Plan and therefore is acceptable.
- 6.37 London Plan Policy 6.9 as reinforced by the Housing SPG requires that all residential developments should provide dedicated storage space for cycles 2 per unit for all units larger than 1 bed. Cycle parking would be located in the front gardens of the properties, although it is noted that cycle parking is missing from the front garden of 15b. If the storage facilities for 15a were replicated for 15b, they would be safe, secure and dry and therefore in accordance with policies. Given that there is sufficient space in both plots to provide cycle parking facilities, their provision can be secured by condition.
- 6.38 Refuse storage would be stored at the front of each dwelling as per the existing arrangement and would be screened by landscaping which is also acceptable.
- 6.39 Officers do not consider that the uplift in one dwelling, 4 bedrooms, would result in any appreciable increase in visitor parking or deliveries and therefore would not have any impact upon the highway generally.

#### Impact on Adjoining Properties

- 6.40 Core Strategy Policy 15 states that new development should be designed in a way that is sensitive to the local context. More specific to this, DM Policy 32 and 33 seek to ensure that new residential development should not result in significant loss of privacy and amenity to adjoining houses and their back gardens. The Council's residential Standards SPD advises that as a general rule 'unless it can be demonstrated that privacy can be maintained through design, there should be a minimum separation of 21 metres between directly facing habitable room windows on main rear elevations.' It goes further to state that habitable rooms within new dwellings should be a minimum of 9m from the rear boundary or the flank wall of any adjoining plot. The policy allows for deviation from the minimum distances where the design of the buildings can mitigate overlooking issues.
- 6.41 Objections have been raised to the proposals on the grounds of a loss of privacy, outlook and a sense of enclosure.

#### *Loss of privacy*

- 6.42 In direct response to the SPD requirements, the 15b would be 13m from its rear boundary, while the 15a would be 17.5m from its rear boundary, both being comfortably in excess of the 9m requirement. The proposed habitable rooms would face west, towards the rear elevations of Wemyss Cottage and 4 Paragon Place which are both in excess of 30m away from the proposed development. Officers are therefore satisfied that the distances between the existing and proposed dwellings would be comfortably in excess of the policy requirement of 21m and are therefore acceptable to this regard.

- 6.43 Notwithstanding the above, the adherence to the SPD requirements in itself does not fully address the requirements of CS15 and DM 32 & 33 which require the protection of neighbour amenity.
- 6.44 Windows are proposed on the flanks of both properties; 15b would have windows facing the flank of 17 Pond Road, but being 14m away, and all windows above ground are either/and obscured glazed and serving non-habitable rooms. The distance between the 15a and 13a Pond Road is 6m, but no habitable rooms would face onto this property and the windows would again be obscure glazed.
- 6.45 Outlook from first and second floor windows from the proposed dwellings into neighbouring plots would be minimal due to the angles, distances and established trees and foliage within the immediate surrounds. For this reason, officers do not raise objections to any loss of privacy to neighbouring occupiers on these grounds.

*Loss of outlook*



Figure 3

- 6.46 Figure 3 above shows an outline of the existing building in the context of the surrounding plots.
- 6.47 The existing building is 2 storeys in height with a pitched roof. The proposed buildings would scale at 3 storeys in height, although like its neighbours, would be two storeys in height, plus habitable roof space.
- 6.48 The 14m distance between the 15b house and 17 Pond Road would mitigate any sense of enclosure. However, the increase in height to two storeys adjacent to 13a would form a closer visual relationship between the existing dwelling and 15a.
- 6.49 Habitable windows on both the existing and proposed dwellings face to either the front or rear of the properties as mentioned in earlier paragraphs.
- 6.50 15a is set 1.2m away from the common boundary and its flank is set back as to align with the rear boundary of 13a. This proposed arrangement, together with the separation from the common boundary by the presence of the garage to the side would minimise any sense of enclosure derived from 15a to an acceptable level.
- 6.51 Further to the above, the planning application was accompanied by a sunlight and daylight report. The assessment was carried out using the British Research

Establishment (BRE) guidelines which is the industry standard. The levels of sunlight and access to views of the sky (VSC - Vertical sky component) were measured from the relevant windows on 13a and 17 Pond Road. Page 9 of the report shows annotations of which windows were measured and which were not.

- 6.52 The lowest values were recorded at the northernmost first floor window at 13a Pond Road which would retain 81% of existing levels of views of the sky. The minimum should be 80% retention. With regard to access to direct sunlight, windows should retain 80% of its current value or in excess of 25% of annual sunlight hours and 5% of winter hours. The lowest results to this regard would be to the flank window of 17 Pond Road which would see a retention of 82.53% for the whole year and 61.57% for the winter months. The proposals would therefore be in compliance with BRE guidelines.
- 6.53 Officers are satisfied that the sunlight and daylight assessment was carried out by an independent, qualified and competent professional and consider the conclusions to be valid.
- 6.54 Officers consider that the design features and layout of the proposed new dwellings would satisfactorily minimise any sense of enclosure and loss of sunlight and outlook and therefore is acceptable.
- 6.55 To ensure that the amenities of neighbouring properties is maintained, the condition withdrawing permitted development rights and a further condition ensuring that all relevant windows are obscured and maintained as such in perpetuity would ensure that no alterations or extensions to either property can take place without prior permission from the Council.

#### Sustainability and Energy

- 6.56 Point 3 of Core Strategy Policy 8 Sustainable design and construction and energy efficiency requires all new residential development to achieve a minimum of Level 4, Code for Sustainable Homes, while point 2 requires all major developments to adhere to the London Plan energy policy, but to also (c) connect to an existing or approved decentralised energy network, safeguard potential network routes, and make provision to allow future connection to a network or contribute to its development. However, following a review of technical housing standards in March 2015, the government has withdrawn the Code for Sustainable Homes, though residential development is still expected to meet code level concerning energy performance and water efficiency.
- 6.57 The application was submitted with a statement of compliance with Building regulations which confirms that the proposed new dwellings would be capable of achieving the necessary energy savings and water management which are to be confirmed at building regulations stage. Solar panels are proposed at roof level on both houses in order to achieve the requirements. In accordance with the ambition of the updated Technical guidance relieving the planning authority from assessing such technical requirements, from a planning perspective, the information provided is sufficient.

#### Ecology and Landscaping

- 6.58 London Plan policy 5.10 Urban Greening states that new developments should integrate forms of urban greening into proposals, such as soft landscaping. London

Plan Policy 5.11 requires all major development to include green roofs where feasible. Core Strategy Policy 7 requires developments to be in accordance with the London Plan requirements with regard to green roofs. Development Management Local Plan Policy 24 states that the Council will require all new development to take full account of biodiversity during the design of proposals. Policy 25 requires a landscaping strategy to be submitted with schemes where appropriate.

### *Ecology*

- 6.59 The Council's Ecological manager has not objected to ecology or to the living roof details submitted. However, given the verdant surroundings of the site, the loss of established planting and the policy ambition to take account of biodiversity and to enhance it where feasible, officers would request that bat, bird and beetle habitats is provided around the site. The provision of the latter should be secured by condition.

### *Sustainable Urban Drainage Systems*

- 6.60 The proposed landscaping strategy proposes soft landscaping in the front and rear gardens, typical of the existing arrangement
- 6.61 The proposed soft landscaping and living roof would help to mitigate the loss of soft landscaping because of the new dwelling. The landscaping strategy shows limited hard landscaping encouraging rainwater to be retained within the site which is acceptable. A living roof is proposed and the details of which can be secured by condition to ensure that the plug and plan mix achieve longevity.
- 6.62 Officers consider proposed measures to encourage biodiversity and the landscaping strategy to be acceptable.

### Trees

- 6.63 DM Policy 25 Landscaping and trees requires proposals where Tree Preservation Orders are in place and where appropriate, such as Conservation areas to retain trees where possible and to be submitted with an arboriculture report.
- 6.64 The proposal was initially submitted with an Arboricultural report, to which significant objections were raised to inaccuracies within it. In response, the Council's Tree officer visited the site and measured tree distances in relation to their crown spreads and their distances from the boundary and the existing building. The measurements agreed have been reflected in the revised scheme. The revisions include the repositioning of 15b away from both the root protection area and the canopy spread of the Copper Beech Tree to the rear.



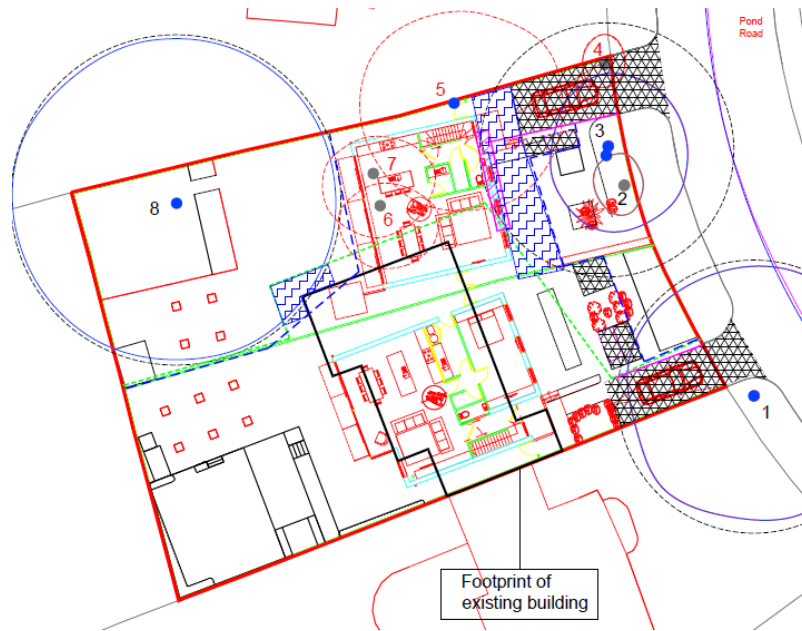


Figure 4

Tree number	Tree name	Visual contribution	Removed/ Retained
1	Sycamore	High	Retained
2	Holly	Low	Retained
3	Ginko	Medium	Retained
4	Holly	Low	<b>Removed</b>
5	Sycamore	High	<b>Removed</b>
6	Magnolia	Low	<b>Removed</b>
7	Acer/Elder box	Low	<b>Removed</b>
8	Copper Beech	High	Retained

Table 2

- 6.65 Trees 4, 5, 6 and 7 are to be removed to facilitate the proposed development.
- 6.66 The Tree Officer concluded that the Sycamore on the boundary (5) would be acceptable to remove due to the significant cavity intrusion (brick wall and ivy) subject to suitable replacement with at least one semi mature tree. The other three trees are considered to be of low visual amenity value and therefore their removal is acceptable, subject to appropriate mitigation of their biodiversity contributions; their maturity results in greater biodiverse values than would new trees/seedlings and this should be reflected in the re-provision of at least one further semi-mature tree in addition to the replacement Sycamore tree.
- 6.67 For the trees to be retained, tree protection measures are also proposed which the Tree officer considered to be acceptable and therefore will be secured via condition.
- 6.68 The landscaping proposals cover the front and rear of the properties as shown on the block plan [Figure 2]. The proposed planting has been designed to mitigate against the loss of the four trees as mentioned above, together with screening of the refuse, car and cycle parking spaces. A further 10 trees are proposed in the rear gardens of the proposed dwellings, but no further information has been provided regarding their species or level of maturity.

- 6.69 Officers are satisfied that the principle of the landscaping strategy including the retention, protection and replacement the trees as set out above is acceptable. However, officers are not convinced that the planting strategy would be fit for purpose; particular reference is made to the four proposed trees in the garden of 15b and how this could result in overcrowding and reductions of sunlight into the garden. Officers also note the omission of cycle parking within the front garden of 15b which should be incorporated into the landscaping strategy. Further, officers are not clear about the appearance of the low level brick wall and would seek to secure material samples to ensure the quality necessary. However, there is sufficient space on site to provide the quality of landscaping required and for this reason, details thereof can be secured by condition.
- 6.70 The Arboricultural report makes reference to the foundation strategy proposed for the new dwellings. Given that clay is present, the Council's Tree Officer raised concerns regarding any long-term movement/settling of the dwellings and any implications this could have on the Copper Beech tree. For this reason, the Tree officer recommended that the foundation strategy be revised and was satisfied that this is a matter could be agreed post decision. Officers are satisfied with this approach and consider it prudent for the foundation strategy to be re-visited, with the details and agreement thereof with the Council to be secured by condition.
- 6.71 With the above in mind, officers are satisfied planning permission should be granted, subject to conditions notwithstanding the landscaping strategy, boundary treatments and foundation strategy submitted.

## **7.0 Local Finance Considerations**

- 7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), 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).
- 7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 7.3 The Mayor of London's CIL is therefore a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

## **8.0 Equalities Considerations [delete if not relevant]**

- 8.1 Section 149 of the Equality Act 2010 ("the Act") imposes a duty that the Council must, in the exercise of its functions, have due regard to:-
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 The protected characteristics under the Act are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

8.3 The duty is a “have regard duty” and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.

8.4 Officers do not consider the current proposal to have any equal opportunities implications.

## **9.0 Conclusion**

9.1 This application has been considered in the light of policies set out in the development plan and other material considerations.

9.2 Officers consider that demolition of the existing dwelling and the construction of two, single-family dwelling houses would be in accordance with local and regional policies and the scheme is therefore considered acceptable.

## **10.0 RECOMMENDATION**

**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:

DE002, EX.004, EX.005, Heritage Statement, Design & Access Statement, Daylight & Sunlight Assessment, Part L1 Compliance Report, Part G Compliance Report received 28/6/16; OS.001 rev A, EX.000 Rev D, EX.003 Rev B, DE001 Rev A, Received 18/4/17; EX.001 Rev C, EX.002 Rev C, EX.006 Rev A, PL.000 Rev L, PL.001 Rev L, PL.002 rev K, PL.003 rev L, PL.004 Rev L, EL000 Rev D, EL001 Rev F, EL002 Rev H, EL003 Rev J, EL004 Rev C, SE.001 Rev E Received 3/5/17; Arboricultural Appraisal, Implications Assessment and Preliminary Method Statement (8th May 2017) received 9/5/17.

**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 the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

**Reason:** To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2011)

4. 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 requirements

**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).

5. No above ground works shall commence on site until a detailed schedule and specification including samples of all external materials and finishes/windows and external doors to be used on the buildings 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.

**Reason:** To ensure that the local planning authority may be satisfied as to the external appearance of the buildings 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, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest.

6. (a) No above ground works shall commence on site until details of the appearance of the storage of refuse and recycling facilities for each residential unit 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, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

7. (a) A minimum of 4 (2 for house 15a and 2 for house 15b) secure and dry cycle parking spaces shall be provided within the development hereby approved.
- (b) No development shall commence on site until the full details of the appearance of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) 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 DM Policy 30 Urban design and local character, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest of the Development Management Local Plan (2014).

8. (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, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest of the Development Management Local Plan (November 2014).

9. Details of the number and location of the bird, bat and beetle boxes/habitat to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity.

**Reason:** To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

10. (a) The development shall be constructed with a biodiversity living roof laid out in accordance with drawing number PL004 Rev L hereby approved and maintained thereafter.
- (b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

**Reason:** To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

11. The development hereby approved shall not be occupied until the vehicular access as shown on plan PL001 Rev L has been constructed in full accordance with the said plan.

**Reason:** In order to ensure that satisfactory means of access is provided and to comply with the Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

12. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the east elevations or the roof of the buildings hereby approved.

**Reason:** In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest of the Development Management Local Plan (November 2014).

13. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no flues, plumbing or pipes, other than rainwater pipes, shall be fixed on the front elevation of the buildings hereby approved.

**Reason:** In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest of the Development Management Local Plan (November 2014).

14. No extensions or alterations to the buildings hereby approved, whether or not permitted under Article 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) of that Order, shall be carried out without the prior written permission of the local planning authority.

**Reason:** In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development 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, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest of the Development Management Local Plan (2014).

15. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no windows (or other openings) shall be constructed in the south elevation of House 15b or the north or south elevation of House 15a other than those expressly authorised by this permission.

**Reason:** To enable the local planning authority to regulate and control any such further development in the interests of amenity and privacy of adjoining properties in accordance with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

16. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the new windows to be installed in the south elevation of House 15b or the north or south elevation of House 15a hereby approved shall be fitted as obscure glazed and retained as such in perpetuity.

**Reason:** To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

17. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofs on the buildings hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

**Reason:** In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

18. The whole of the car parking accommodation shown on drawing PL001 Rev L hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter

**Reason:** To ensure the permanent retention of the space(s) for parking purposes, to ensure that the use of the building(s) does not increase on-street parking in the vicinity and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014), and Table 6.2 of the London Plan (July 2011).

19. None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority.

**Reason:** To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and policies DM 25 Landscaping and trees and DM Policy 30 Urban design and local character, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest of the Development Management Local Plan (November 2014).

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(a) Notwithstanding the drawings and documents hereby approved, a scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and which shall include a minimum of 2 semi-mature trees, 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).

- 21 Notwithstanding the foundation strategy as proposed in the Arboricultural Appraisal, Implications Assessment and Preliminary Method Statement (8/5/17) details of the foundation strategy shall be submitted to and approved in writing by the local planning authority prior to commencement of works.

**Reason:** To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and policies DM 25 Landscaping and trees and DM Policy 30 Urban design and local character, 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 and DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest of the Development Management Local Plan (November 2014).

## 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.
- B. You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.
- C. The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.