

Committee	PLANNING COMMITTEE B	
Report Title	51 BARGERY ROAD, LONDON, SE6	
Ward	CATFORD SOUTH	
Contributors	Joe Higgins	
Class	PART 1	15 <sup>th</sup> November 2018

<u>Reg. Nos.</u>	DC/18/105821
<u>Application dated</u>	12/02/2018
<u>Applicant</u>	Mr Waseem
<u>Proposal</u>	Installation of three rooflights in the rear roofslope at 51 Bargery Road SE6, together with insertion of a rooflight into the roofslope of the front gable end.
<u>Applicant's Plan Nos.</u>	1702_01-01; Site location plan; Design, access and heritage statement received 1202/2018. 1702_01-03 received 23/04/2018. 1805_02-03 A received 27/06/2018. 1805_02-05 D; 1805_02-06 D received 17/10/2018.
<u>Background Papers</u>	(1) Case File LE/702/51/TP (2) Local Development Framework Documents (3) The London Plan
<u>Designation</u>	Existing C3 (Residential) Use C3

## **1.0 Introduction**

- 1.1 This application was presented at Planning Committee B on 11<sup>th</sup> October 2018, but it was resolved that the decision be deferred to enable officers to seek a revision to the plans to substitute a gable end rooflight instead of the front gable end window presented to Committee.
- 1.2 This report should be read in conjunction with the report prepared for the 11<sup>th</sup> October 2018 meeting, which is attached at Appendix A.

## **2.0 Planning Considerations**

- 2.1 DM Policy 36 states that the Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving or enhancing their character or appearance, will not grant planning permission where: a) new development or alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials.

- 2.2 The applicant has amended the proposal to remove a proposed gable end window on the front elevation of the property, and replaced it with a conservation style rooflight inserted into the north facing roofslope of the front gable end.
- 2.3 The applicant previously proposed a rooflight in this location, however prior to the case being heard at Planning Committee B on 11<sup>th</sup> October 2018 officers negotiated an amendment to the proposal to swap the gable end rooflight for a gable end window as it was considered that this would be less harmful to the conservation area. The size of the rooflight now proposed is smaller than the originally proposed gable end rooflight.
- 2.4 The currently proposed rooflight in the gable end would measure 0.75m wide by 0.89m tall and would be conservation style, fitted flush to the plane of the roofslope.
- 2.5 Planning permission for a gable end rooflight in the same position was refused by the Council under application DC/17/102267 due to the impact that this rooflight and another rooflight on the front roofslope would have on the character of the host property and streetscene. This decision was subsequently appealed, and although the appeal was dismissed, the Planning Inspector made reference to the gable end rooflight stating the following: *However, in contrast to the Conservation Officer's opinion I also see no objection to a small roof light located in the north-facing slope of the front gable, since this would be largely screened by the tree within Bargery Road outside no. 53 and by its siting within the gable roof slope.*
- 2.6 The currently proposed rooflight would be smaller than the rooflight in the appeal application referenced above. Officers also observe that the rooflight would be largely obscured by a tree lining Bargery Road. Furthermore, the Planning Inspector's comments regarding a gable end rooflight at the site are a material planning consideration, which officers consider the current proposal complies with.

### **3.0 Conclusion**

- 3.1 The proposal has been amended in line with the reason for deferral.
- 3.2 The application has been considered in the light of policies set out in the development plan and other material considerations, including the previous appeal decision and on this basis is considered acceptable.

### **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:

1702\_01-01; Site location plan received 12/02/2018. 1702\_01-03 received 23/04/2018. 1805\_02-03 A received 27/06/2018. 1805\_02-05 D; 1805\_02-06 D received 17/10/2018.

**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 The rooflights hereby approved shall be conservation style fitted flush to the plane of the roof slope and retained in perpetuity.

**Reason:** To ensure that the high design quality demonstrated in the plans and submission is delivered so that 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, Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and 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.

## **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. The applicant is advised that the loft space of the application property is to be used for ancillary residential use and not for any other purpose and that there is an Enforcement Notice served in 2009 against the conversion of the property from C3 dwellinghouse to an HMO for more than 6 persons.