

Committee	PLANNING COMMITTEE B	
Report Title	51 BARGERY ROAD, LONDON, SE6	
Ward	CATFORD SOUTH	
Contributors	Joe Higgins	
Class	PART 1	11 th October 2018

Reg. Nos. DC/18/105821

Application dated 12/02/2018

Applicant Mr Waseem

Proposal Installation of three rooflights in the rear roofslope at 51 Bargery Road SE6, together with insertion of a timber sash window into the front gable end.

Applicant's Plan Nos. 1702_01-01; Site location plan; Design, access and heritage statement received 12/02/2018. 1702_01-03 received 23/04/2018. 1805_02-03 A received 27/06/2018. 1805_02-06 C; 1805_10-03 received 23/07/2018. 1805_02-05 C; 1805_10-01 A; 1805_10-02 A received 09/08/2018.

Background Papers (1) Case File LE/702/51/TP
(2) Local Development Framework Documents
(3) The London Plan

Designation Existing C3 (Residential) Use C3

1.0 Summary

1.1 This report sets out officer's recommendation in regard to the above proposal. The report has been brought before members for a decision as:

- Permission is recommended to be approved and:
 - There is 1 or more objection from a recognised resident's association or community/amenity group within the area

2.0 Property/Site Description

2.1 51 Bargery Road is a two-storey, semi-detached Edwardian single family dwellinghouse located on the northern side of Bargery Road. The property has a gabled roof with canted bay windows on the front elevation and is finished with pebbledash render. The rear of the property has a distinct L-shape with an existing lean-to structure in the space between the side wall and boundary with 53 Bargery Road. The property features white uPVC casement windows

and the roof covering is clay tiles, and there are two existing rooflights in the side roof slope

- 2.2 The existing use of the property is a single family dwellinghouse, Use Class C3.
- 2.3 The property is located within the Culverley Green Conservation Area as designated in 1990 and is subject to the Culverley Green Article 4 Direction. It is not a listed building, nor in the vicinity of a listed building.
- 2.4 The surrounding area is residential in nature, consisting of similarly styled semi-detached Edwardian properties, although these primarily feature timber sash windows and are finished in red brick.

3.0 Planning History

- 3.1 **DC/06/063912:** Lawful Development Certificate in respect of the construction of a single storey extension to the rear of 51 Bargery Road SE6. **Refused December 2006 as the property had been unlawfully converted to bed sit accommodation.**
- 3.2 **DC/07/064763:** The change of use, alteration and conversion of the existing dwelling house at 51 Bargery Road SE6 to a child contact centre (Use Class D1). **Refused May 2007.**
- 3.3 **DC/08/070465:** The continuation of use of 51 Bargery Road SE6 as a house in multiple occupation (HMO) and the retention of Velux-style windows in the front, side and rear roof slopes, and retention of the use of the loft space as additional accommodation. **Refused February 2009.**
- 3.4 **DC/17/102267:** The installation of 7 rooflights to the front, rear and side roofslopes of 51 Bargery Road, SE6. **Dismissed at appeal REF: APP/C5690/D/17/3187294**
- 3.5 **DC/17/102268:** - The construction of a single storey infill extension to the rear of 51 Bargery Road, SE6. **Allowed at appeal REF: APP/C5690/D/17/3187069**

Notable planning precedents for gable end windows:

- 3.6 **DC/12/079367:** The replacement of the clay tiled roof covering with Eternit slate tiles at 13 Bargery Road SE6, together with the repainting of the fascias & soffits on the front gable, alterations to the existing chimneys, extend the flue on the side wall by 3 metres and re-point the party wall. **Granted under delegated powers**
- 3.7 **DC/13/085893:** Loft conversion resulting in the installation of 1 sash window in the forward projecting gable, 1 conservation type roof light in the front roof slope, 3 flush roof lights to the side roof and 2 flush rooflights to the rear roof slopes at 17A Bargery Road SE6. **Granted at committee 13/03/2014**

3.8 **DC/15/092421** - The installation of a gable window in the front at 63 Bargery Road SE6 together with the installation of the 3 rooflights in connection with alterations to the existing roof space. **Granted under delegated powers**

3.9 **DC/16/095812** - The installation of a timber sash window in the projecting front gable, and the provision of conservation type rooflights in the side and rear roofslopes at 27 Bargery Road SE6, with the conversion of the loft to provide additional habitable floor space for the upper floor flat. **Granted under delegated powers**

4.0 **Enforcement History**

4.1 **EC/06/00215**: For unauthorised conversion of property into 9 flats.

4.2 Enforcement notice against the conversion of the property from C3 dwellinghouse to an HMO for more than 6 persons - **served June 2009 – Compliance achieved**

4.3 Enforcement notice against the insertion of rooflights into the front, side and rear roofslopes – **served June 2009 - Compliance achieved**

4.4 **EC/15/00241**: For alleged unauthorised satellite dish.

4.5 **ENF/17/00326** – Use as HMO/flats without planning permission. **Case closed 14/11/2017 – No breach identified.**

5.0 **Current Planning Application**

The Proposal

5.1 The installation of three rooflights in the side and rear roofslopes at 51 Bargery Road SE6, together with the insertion of a timber sash window into the front gable end.

5.2 Two rooflights would be inserted into the main rear roofslope, and one rooflight would be inserted into the side roofslope of the rear outrigger.

5.3 The rooflights would all be conservation style and fitted flush to the plane of the roofslope.

5.4 The gable end window would be a double glazed white painted timber sash window measuring 0.64m wide by 1.23m high and fitted with a100mm external reveal.

5.5 The proposal was amended to remove a proposed rooflight in the front gable end roofslope and instead to insert a sash window into the front gable end following advice from the Case Officer and Conservation Officer that the original proposal would harm the character of the conservation area.

6.0 Consultation

- 6.1 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 met those required by the Council's adopted Statement of Community Involvement.
- 6.2 A site notice was displayed and letters were sent to properties in the surrounding area, as well as the local amenity society, The Culverley Green Residents Association. The Council's Conservation Officer was also consulted.
- 6.3 Two rounds of consultation were carried out because the proposal was amended to remove a proposed rooflight in the front gable end roofslope and instead insert a sash window into the front gable end.
- 6.4 The consultation resulted in four letters of objection from the Culverley Green Residents Association.
- 6.5 The first two letters of objection relate to impact of the gable end rooflight on the character of the conservation area, and the proposal as a whole facilitating the use of the property as an HMO. As the gable end rooflight has been removed from the proposal Officers have only responded to the concerns regarding an HMO use below.
- 6.6 With regards to the use of the property as an HMO, the Culverley Green Residents Association drew attention to the past planning and enforcement history of the site, specifically in relation to the refused applications for use of the property as flats and as an HMO. The Culverley Green Residents Association raised concerns about the insertion of rooflights facilitating the conversion of the roofspace to habitable accommodation which would then, along with the rest of the property, be converted to flats or a HMO.
- 6.7 In two subsequent letters, The Culverley Green Residents' Association raised objections to the insertion of a rooflight into the front gable end because it would be harmful to the character and appearance of the conservation area as it would be out of character with surrounding properties. The Culverley Residents' Association did acknowledge the existing planning precedent for such proposals on the road and in the wider conservation area and Article 4 Area, however they cited that it is their policy to object to front gable end windows on properties within the Article 4 Direction area.
- 6.8 In addition to the objection from the Culverley Green Residents' Association, two letters of objection were received from the same property in the area. The letters state that gable end rooflights are out of character with the streetscene which harms the special character of the conservation area. One of the letters stated that gable end rooflights on two store properties on Bargery Road unbalance the architectural integrity of the host property. Objection was also raised to the loss of historic brickwork as a result of the proposal. Finally the comment states that a small gable end rooflight would be more appropriate.

6.9 The Conservation Officer raised no objections to the proposal and recommended that the proposal be amended from a gable end rooflight to a gable end window as this would preserve the character and appearance of the conservation area.

7.0 Policy Context

Introduction

7.1 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)

7.2 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

7.3 The NPPF was revised on 24th July 2018 and is a material consideration in the determination of planning applications. It contains at paragraph 11, a 'presumption in favour of sustainable development'. Annex 1 of the revised NPPF provides guidance on its implementation. In summary, this states in paragraph 213, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the revised NPPF and in regard to existing local policies, that '...due weight should be given to them, 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)'.

- 7.4 Officers have reviewed the Core Strategy and Development Management Local Plan for consistency with the revised NPPF and consider there are no issues of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraph 213 of the revised NPPF.

Other National Guidance

- 7.5 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)

- 7.6 In March 2016 the London Plan (consolidated with alterations since 2011) was adopted. The new, draft London Plan was published by the Mayor of London for public consultation on 29 November 2017 (until 2 March 2018). Proposed modifications were released by the Mayor of London in August 2018 following review of consultation responses. Although still an early stage in this process, the draft with modifications has some weight as a material consideration when determining planning applications. Where the policies of the draft plan differ from the adopted plan and are relevant to the subject application, they will be referred to in this report.

- 7.7 The policies of the London Plan 2016 (as amended) relevant to this application are:

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology

Core Strategy

- 7.8 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:

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

- 7.9 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:

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

- 7.11 DM Policy 1 Presumption in favour of sustainable development
DM Policy 30 Urban design and local character
DM Policy 31 Alterations/extensions to existing buildings
DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens.

Residential Standards Supplementary Planning Document (Updated May 2012)

7.12 This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self-containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.

Culverley Green Conservation Area Character Appraisal (2006)

7.13 Designated in 1990, Culverley Green conservation area is mainly an Edwardian residential suburb built at the turn of the last century characterised by rows of semi-detached houses arranged in a grid along wide tree lined boulevards. Bargery Road is typical of this characterisation, featuring semi-detached villas of similar size and plan form, consistent building line and spacing and set behind low boundary walls.

8.0 Planning Considerations

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

- a) Design and impact on the character of the host building and this part of the Culverley Green Conservation Area.
- b) Impact on the amenity of surrounding properties and the future occupiers of the block.

Design and Conservation

8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that (in summary) with respect to any buildings or other land in a conservation area, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area. Chapter 16 of the NPPF states that (in summary) heritage assets should be conserved in a manner appropriate to their significance, so

that they can be enjoyed for their contribution to the quality of life of this and future generations.

- 8.3 Chapter 16 of the NPPF ("Chapter 16") contains detailed guidance on conserving and enhancing the historic environment. The principles and policies set out in Chapter 16 apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking. Consequently as the application site is situated in the Culverley Green Conservation Area, the contents of Chapter 16 have to be considered by the Council in determining this application
- 8.4 Paragraph 192 of Chapter 16 states that "In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness".
- 8.5 Paragraph 193 of Chapter 16 states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".
- 8.6 Officers consider that the current proposal would not lead to substantial harm to the Culverley Green Conservation Area.
- 8.7 Paragraph 196 of Chapter 16 states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".
- 8.8 Paragraph 197 of Chapter 16 states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- 8.9 The property is located in a prominent position on Bargery Road, and it is noted that on balance the property makes a positive contribution to the character of the road and conservation area.

- 8.10 The proposed rooflights would be subordinate features in the roofslope. The positioning of the rooflights is acceptable as they would be set within the middle third of the roofslope and fitted flush to the plane of the roofslope.
- 8.11 The rooflights would not be visible from the public realm, and as such these rooflights would not have a significant impact on the character of the host property or conservation area.
- 8.12 Officers acknowledge that front gable end windows are not an original feature of the conservation area, however numerous properties on Bargery Road and across the wider conservation area have gable end windows and there is an established planning precedent. Notable examples with planning permission on the road include 63 Bargery Road (DC/15/092421 granted 2015) and 13 and 17A Bargery Road. A gable end window within the Article 4 Area of the conservation area was granted as recently as the 21st May 2018 at 49 Culverley Road (Ref: DC/18/106370). In addition to this, numerous other properties have gable end windows and Officers consider that the proposal would therefore not appear out of character in the area.
- 8.13 The proposed front gable end window at no. 51 Bargery Road would be well positioned in the centre of the gable end and would be subordinate to the windows below which would preserve the fenestration pattern despite the property only having two storeys. The window would be a white painted timber sash window fitted with a 100mm external reveal. The Conservation Officer raised no objections to the proposed gable end window. In light of the above design qualities of the proposal and the Conservation Officer's comments, the proposal is considered to be sympathetic to the character of the host property and streetscene.
- 8.14 The creation of a new window opening in the front elevation would result in the loss of historic brickwork. While the loss of historic fabric is regrettable, the property is not listed therefore such loss is not objectionable. The opening would accommodate a timber sash window which is characteristic of the area.
- 8.15 Additionally, the insertion of a window in this position would enable greater use to be made of the roofspace of the building and, in comparison with a rooflight in the gable end roof, provide a higher standard of residential accommodation by providing outlook for the room served. As such, there is support for the proposed alterations in DM Policy 1 and Policy 32.
- 8.16 Rooflights on the front roofslope are identified as a negative characteristic of the conservation area in the Culverley Green Conservation Area Character Appraisal (2006). There is currently no established planning precedent for rooflights on the front roofslope on the road. Officers consider gable end windows, where sensitively designed, to be an appropriate alternative to rooflights on the front elevation.
- 8.17 In light of the above, Officers consider that the proposal would preserve the character of the host property and conservation area, in accordance with Core Strategy Policies 15 and 16 and DM Policies 1, 30, 31, 32 and 36.

Impact on Adjoining Properties

- 8.18 Extensions and alterations to buildings should not significantly harm existing residential amenity in line with Core Strategy Policy 15.
- 8.19 Paragraph 2.13 of the Council's Residential Standards SPD states that Developers will be expected to demonstrate how the form and layout will provide residents with a quality living environment, and how privacy will be provided both for the neighbours and the occupiers of the proposed development.
- 8.20 The adjacent properties are 49 and 53 Bargery Road to the side and 44 Penerley Road to the rear.
- 8.21 As the proposed rooflights and gable end window would not overlook adjacent properties, there would be no significant impact on amenity in terms of loss of privacy due to overlooking.
- 8.22 The proposal is therefore considered to be acceptable with regards to residential amenity, in accordance with DM Policy 31.

Use of the roofspace as an HMO or flats

- 8.23 Given the planning and enforcement history of the site, Officers understand the local concerns about the use of the property. However, the current proposal relates only to rooflights and no change of use is proposed. The submission only includes elevations and roof plans, it does not include ground, first or loft plans showing internal layouts, and as such the submitted drawings do not show works which would constitute the conversion of the property to an HMO or flats.
- 8.24 The submission previously included ground, first and loft plans which did not show any sub-division or internal layouts showing an HMO; despite this these plans were removed from the submission for the sake of clarity and because they were not relevant to the current proposal.
- 8.25 The insertion of rooflights into the roof would likely permit the use of the loft space as habitable accommodation, however this in itself is not objectionable provided the use of the property remains as a single family dwellinghouse (Use Class C3). The applicant confirmed in the Design and Access Statement that the proposal is to enhance the facilities of the existing C3 dwellinghouse and that no change of use is proposed.
- 8.26 Furthermore, there is an Enforcement Notice against the use of the property as an HMO which prohibits the change of use to a HMO for more than 6 people.

9.0 Equalities Considerations

- 9.1 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil

partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 9.2 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
 - (b) advance equality of opportunity between people who share a protected characteristic and those who do not;
 - (c) Foster good relations between people who share a protected characteristic and persons who do not share it.

- 9.3 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>

- 9.4 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
 2. Meeting the equality duty in policy and decision-making
 3. Engagement and the equality duty
 4. Equality objectives and the equality duty
 5. Equality information and the equality duty

- 9.5 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

9.6 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

8.0 Prevention of Crime and Disorder

8.1 S.17 of the Crime and Disorder Act 1998 provides that it shall be the duty of the Council to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and need to do all that it reasonably can to prevent (in summary) crime and disorder in its area. It is not considered that this application will result in any crime and disorder issues.

9.0 Human Rights Act

9.1 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant including:-

- Right to a fair trial
- Respect for your private and family life, home and correspondence
- Right to a peaceful enjoyment of one's property

9.2 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as Local Planning Authority.

9.3 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with Convention rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

9.4 This application has the legitimate aim of providing additional habitable accommodation in the roofspace of the application property. The rights potentially engaged by this application are not considered to be unlawfully interfered with by this proposal.

10.0 Conclusion

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

- 10.2 Officers consider the proposal would preserve the special character and appearance of the host property and conservation area and is therefore in line with the stated policies. The application is therefore 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_02-06 C; 1805_10-03 received 23/07/2018. 1805_02-05 C; 1805_10-01 A; 1805_10-02 A received 09/08/2018.

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 roofslope 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.

- 4 The window in the front gable end hereby approved shall be a white painted timber sash window fitted with a 100mm external reveal and shall be 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.