

Report Title	Perry Vale and the Christmas Estate Conservation Area Appraisal and Article 4 direction (SPD)	
Key Decision	YES	Item No.
Wards	Perry Vale, Sydenham, Forest Hill	
Contributors	Head of Planning and Head of law	
Class	Part 1	Date: 06 June 2018

1. Purpose

- 1.1 This report describes the architectural and historic significance of the area known as the Perry Vale and Christmas Estate Area of Special Local Character, and sets out why a conservation area designation and article 4 direction are considered appropriate and necessary. It also provides an overview of the draft Perry Vale and the Christmas Estate Conservation Area Appraisal, and the draft article 4 direction.

2 Summary

- 2.1 The report seeks approval to carry out public consultation on the designation of a new conservation area at Perry Vale/Christmas Estate, and invites members to note the contents of the draft CA Appraisal and Article 4 Direction.
- 2.2 The CA Appraisal and Article 4 Direction appended to this report is a consultation draft. Comments received during the public consultation will be considered and the appraisal will be amended appropriately. It is anticipated that a revised version will be brought back to Mayor and Cabinet in Autumn 2018.
- 2.3 It is the intention that the Draft *Perry Vale and the Christmas Estate Conservation Area Appraisal* will be adopted as a Supplementary Planning Document (SPD) and, once adopted, will form part of the Council's local planning framework. It will be used to inform the development of proposals and decision making on planning applications within the conservation area.
- 2.4 The draft Article 4 Direction, if made, will remove specified permitted development rights to single dwelling properties in order to preserve the special character of the conservation area.

3. Law and Policy Context

- 3.1 The appraisal once adopted will be an SPD, and would form part of the Council's local planning framework and will therefore be a material consideration within the planning process. The role of the SPD is to provide advice and guidance on the implementation of policies and proposals contained in Lewisham's development plan.
- 3.2 The SPD will also play an important role in the implementation of the Sustainable Community Strategy (2008-2020) vision 'Together we will make Lewisham the best place to live, work and learn' and all of the six strategic priorities, which are:
- Ambitious and achieving – where people are inspired and supported to fulfil their potential
 - Safer – where people feel safe and live free from crime, antisocial behaviour and abuse
 - Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities
 - Clean, green and liveable – where people live in high quality housing and can care for their environment
 - Healthy, active and enjoyable – where people can actively participate in maintaining and improving their health and well-being
 - Dynamic and prosperous – where people are part of vibrant
- 3.3 Lewisham's Core Strategy Policy 16, states that '*the Council will continue to review its conservation areas, designating new ones and preparing associated management plans and policies to conserve their character.*',
- It continues '*the Council will ensure that the value and significance of the borough's heritage assets, such as conservation areas, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice*'.
- The Council will work with its partners, including local communities, to ensure that the borough's heritage assets and those yet to be identified will be valued positively and considered as central to the regeneration of the borough (...).*
- 3.4 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 states that the local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas.
- 3.5 Under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 the local planning authority has a duty from time to time to formulate and publish proposals for the preservation and enhancement of conservation areas.

- 3.6 The National Planning Policy Framework (NPPF) identifies the protection of the historic environment as one of the key elements of its drive for sustainable development. It also asks local authorities under paragraph 127, when considering the designation of conservation areas, to '*ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*' The conservation of heritage assets is one of the 12 core principles of the NPPF which is what planning decisions should be based upon and which is considered sustainable development.
- 3.7 Paragraph 126 of the NPPF requires Local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 3.8 Paragraph 153 of the NPPF explains that supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.
- 3.9 Paragraph 169 of the NPPF requires Local planning authorities to have up to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.
- 3.10 With regard to Article 4 Directions, the NPPF in paragraph 200 states;
- “The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities).”
- 3.11 Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing Supplementary Planning Documents.

Article 3 of the 4 (1) Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”), grants planning permission for the classes of development described as Permitted Development in Schedule 2 of that Order. Article 4 of the Order states that If the Secretary of State or the local planning authority is satisfied that it is expedient that development described in any Part, Class or paragraph in Schedule 2, other than Class K, KA or M of Part 17, should not be carried out unless permission is granted for it on an application, the Secretary of State or (as the case may be) the local planning authority, may make a direction under this paragraph that the permission granted by article 3 does not apply to—

(a)all or any development of the Part, Class or paragraph in question in an area specified in the direction; or

(b)any particular development, falling within that Part, Class or paragraph, which is specified in the direction,

and the direction must specify that it is made under this paragraph.

- 3.12 Policy 7.4 Local Character, London Plan (July 2011)) requires Boroughs should consider the different characters of their areas to identify landscapes, buildings and places, including on the Blue Ribbon Network, where that character should be sustained, protected and enhanced through managed change.
- 3.13 Policy 7.8: Heritage Assets and Archaeology of the London Plan says that London’s heritage assets and historic environment, including conservation areas and archaeological remains, should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- 3.14 The procedure to be followed in making an article 4 direction are set out in Schedule 3 of the Order

4. Recommendations

- 4.1 The Mayor and Cabinet is asked to:
 - a) note the proposed introduction of conservation area designation and article 4 direction;
 - b) note the content of the draft appraisal SPD and article 4 direction schedule, and;
 - c) approve a 6 week period of public consultation on the introduction of conservation area designation, the introduction of an Article 4 Direction, and the draft appraisal document.

5. Background

- 5.1 The potential for designating the Perry Vale and Christmas Estate conservation area was first brought to the attention of Officers in 2005 by local residents. At the time, Officers work programmes were focused on other strategic work including designating a number of other conservation areas (which are now adopted).

The Planning Service continues to have an ongoing programme of reviewing the borough's conservation areas and identifying new ones, and in March 2012 Officers began to work on a list of areas that were considered to be of special interest to Lewisham. These areas are called 'Areas of Special Local Character', and are considered to be non-designated heritage assets, under local DM policy 37.

- 5.2 The Perry Vale and Christmas Estate was reviewed and added to the list of Areas of Special Local Character in April 2012. Once on the list of Areas of Special Local Character, the Council began to put resources into considering whether or not the area warranted designation as a conservation area. In order to establish Perry Vale and the Christmas estates potential for designation, an initial study was carried out in 2014, and it was felt that the area was of special historic, social and architectural interest to the borough. Resources were agreed to commence a full Conservation Area Appraisal, and the appraisal was drafted between 2014 and 2015.
- 5.3 The appraisal was reviewed again in April and May 2018, and is appended here as Appendix 1 to this report. It sets out the history, architectural interest and character of the area, and explains why it is considered to be of special interest in the context of Lewisham, and why it warrants designation.
- 5.4 The process follows best practice, as set out in Historic England's '*Conservation Area Designation, Appraisal and Management*'. The appraisal further includes proposals for the future management and enhancement of the area. Once adopted, it will be used by the council in considering proposals for alteration or demolition of buildings, or for any new development within or affecting the area.

6 The draft Perry Vale and Christmas Estate Conservation Area Appraisal SPD and proposed Article 4 Direction

- 6.1 The appraisal follows best practice as set out in Historic England's '*Understanding Place: Conservation Area Designation, Appraisal and Management*', (February 2016). The draft Conservation Area Appraisal SPD has been written in two parts. Part one is the character appraisal and part two is the management plan.
- 6.2 The aims of the conservation area appraisal aims to be used:
- As a tool to demonstrate the area's special interest, and not as a tool to prevent development
 - As an explanation to owners, businesses and inhabitants of the reasons for designation

- As educational and informative documents created with the local community, expressing what the community particularly values about the place they live and work in
 - Greater understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions
 - Informing those considering investment in the area in guiding the scale, form and content of new development
 - When adopted, it will be material to the determination of planning appeals and to Secretary of State decisions, including those where urgent works are proposed to preserve an unlisted building in a conservation area
 - Assistance in developing a management plan for the conservation area by providing the analysis of what is positive and negative, and in opportunities for beneficial change and enhancement or the need for additional protection and restraint (including the use of Article 4 directions)
- 6.3 The character appraisal includes a description of elements recommended in Historic England's guidance on character appraisals which includes the following:
- History of the Area
 - Spatial Character of the Area
 - Architectural Character of the Area
 - Views and landmarks
 - Open Spaces, gardens and trees
 - Locally important buildings, and positive contributors
 - Assessment of condition
 - Management Plan;
 - Proposal for Article 4 direction
 - Public Realm and Traffic
 - Tree and Open Space
 - Guidance on alterations to buildings within the CA
- 6.4 The design guide should be read by:
- Householders.
 - Design professionals, in drawing up proposals.
 - Development management officers, as a material consideration in assessing the suitability of applications.
 - Statutory and non-statutory consultees and the public in commenting on planning applications.
 - The Council, in determining planning applications and in upholding decisions at planning appeals.
- 6.5 The area is located within the south west of the borough, and contains approximately 72 addresses. Most are in residential use, the majority as family homes, with a minority of houses separated into apartments. The area also includes formally institutional buildings, which date to the early to mid-19th

century, and are key landmarks in the area in which the rest of the 20th century development was built around.

- 6.6 The core of the proposed conservation area is made up of residential development of the Edwardian period. The area is the largest and most coherent group of buildings in the borough designed and built by a local builder to Lewisham, Ted Christmas (1897 – 1936). A joiner by training, the houses are notable for their high quality craftsmanship and detailing, particularly the decorative external joinery, which make them stand out as exquisite examples of their time. The buildings include personal trademark elements of Ted Christmas and are locally distinctive because they are an unusual and historic signature of a person of interest to the borough. The area is in a generally good state of preservation with high levels of survival of original elements.
- 6.7 The area also includes formerly institutional buildings, which date to the early 18th and early to mid-19th century, and are key landmarks in the area around which the 20th century development was built. This includes the Grade II listed Apostles (formerly Christ Church, Forest Hill), with its associated graveyard and clergy house, and the remains of Tudor Hall (Tudor House, Tudor Lodge and Hamilton Hall) in South Road. This group is of special historic and architectural interest as the centrepiece of the Victorian suburb then known as Dartmouth Park. The area also includes Rose and Ichthus Cottages on Perry Vale, which dates from 1774.
- 6.8 As part of the analysis of the area, a comprehensive survey of alterations was undertaken. It was considered that generally, the proposed conservation area was well maintained, in a good state of preservation, which is one of the reasons the area merits designation. The survey did reveal that due to the existing permitted development rights afforded to residents, there is a degree of harmful impact to the areas cohesive character due to;
- Some loss of original features, as discussed below these impacts are at an early stage but are just reaching the point where character is threatened
 - The subdivision of some larger properties into flats. This tends to be damaging to the character because of how the properties are divided such as increased services located on front elevations, parking, bin and bike storage etc.,
 - Public realm; pavements, street furniture, signs, loss of trees, etc.,
 - The high volume of traffic, and the increase in pressure to create parking in front gardens, and the removal of public parking spaces.

The analysis of the architectural interest of the buildings in the area has laid stress on the importance of the survival of original detailing such as windows and doors. Original materials and finishes to main and porch roofs and to elevations are equally important to the character of the area, as are features within the setting of the buildings such as gates, garden walls and tiled paths.

- 6.9 As discussed, the continued existence of such original features is threatened. In places, windows, doors and roof materials have been subject to inappropriate modern replacements, with original fabric removed or replaced with new and less sympathetic designs.

It is considered that many of these alterations, and the loss of these original features is detrimental to the special interest and cohesive character of the area. This is attributed to the permitted development rights that householders currently have, where they are permitted to carry out these works without planning permission.

- 6.10 Cumulatively, these changes can significantly harm, and alter the character and appearance of the conservation area. The purpose of an Article 4 Direction is to restrict the changes owners can make to the outside of their property without first obtaining planning permission in order to help protect the special character, and setting of conservation areas. The fee for minor applications such as those required by the Article 4 Direction is £172.00. A copy of the proposed Article 4 direction is attached as Appendix 2 to this report.
- 6.11 Article 4 Directions can be made either as immediate or non-immediate directions. To be able to use an immediate direction the LPA have to establish that to continue to allow the PD rights would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. Such a direction would come into force on the serving of the statutory notices but will lapse six months after being made unless it is confirmed the LPA . A non-immediate direction comes into force once the direction has been confirmed by the LPA
- 6.12 Section 107 as applied by Section 108 of the Town and Country Planning Act 1990 provides for property owners to claim compensation where, amongst other circumstances, permitted development rights have been withdrawn and planning permission for the development formerly permitted by those PD rights is refused or is granted subject to conditions other than those they would have applied to that PD right. The compensation payable comes within two heads, abortive expenditure and any other loss or damage directly attributable to the loss of PD rights, which can include any depreciation in the value of the land. Compensation is not payable on any subsequent planning application decision after a period of 1 year following the initial notification of an intention to adopt an Article 4 direction
- 6.13 It is proposed that an Article 4 direction without immediate effect is made under Schedule 3.
- 6.14 A person who makes a planning application for a development which would have been permitted development in the absence of the Article 4 direction has a right to compensation if that planning permission is refused. However, compensation can only be claimed if the planning application is made within 12 months from the date when the Article 4 Direction takes effect.
If the local planning authority gives 12 months' notice before the Article 4 Direction comes into force, no compensation is payable.
- 6.15 It is therefore proposed to give 12 months' notice of the introduction of an Article 4 Direction, and the Council will not be liable for any compensation as a result.

6.16 Additionally it is important to note that if an Article 4 direction does not apply to development permitted by schedule 2 of the Order that requires Prior Approval where the Prior Approval date occurs before the date that the direction comes into force, and the development is complete within three years of the Prior Approval date.

7 Consultation Programme

- 7.1 The consultation process for Local Development Framework documents such as this SPD is set out in the Statement of Community Involvement. It is a legal requirement to undertake the consultation stated in the SCI. The consultation process will run for six weeks and will involve:
- A public event will be held in the Perry Vale area where people will be able to meet officers to discuss the appraisal and management proposals.
 - The document will be made available on the Council's website as well as in a number of convenient locations including Planning reception, local libraries and local cafes if agreeable.
 - Notification of the SPD and its exhibition will be published in the press.
 - Consulting all addresses located within the proposed area, as well as those adjacent
 - Consulting local, and national amenity societies such as; the Forest Hill and Sydenham societies, and Historic England, the Victorian Society, and the Twentieth Century Society.
 - Accompanying the appraisal, a questionnaire with specific questions will be asked to understand consultee's thoughts, opinions and feelings towards the designation of the area, and the removal of permitted development rights through an Article 4 Direction.
- 7.2 After the initial non-consultation process any Article 4 direction made will also have to follow the statutory consultation procedures for Article 4 (1) Directions without immediate effect set out within Schedule 3, section 1 of the Order.
- 7.3 After the consultation period, all representations received will be taken into consideration and a final SPD will be reported for adoption to Mayor and Cabinet.

8 Programme for Adoption of the SPD

- 8.1 Comments from the public consultation exercise will be taken into consideration and the SPD adjusted accordingly. Comments will also be incorporated into the Sustainability Appraisal where appropriate and a summary of the final Sustainability Appraisal in plain English will be incorporated in the SPD.
- 8.2 A report detailing the outcome of the consultation, accompanied by the Appraisal and draft Article 4 Direction (revised as necessary) will be brought to Mayor & Cabinet in Autumn 2018 for adoption.

- 8.3 The character appraisal will be published as a number of hard copies as well as on the Council's website. The SPD will become part of the Local Development Framework portfolio.
- 8.4 The adoption will be advertised in the London Gazette and a local paper. All addressed in the CA will be advised in writing of the new designation and Article 4 direction and it will be added to the Local Land Charges Register for these properties.

9 Financial Implications

- 9.1 There are no direct financial implications arising from the designation of a conservation area. The survey and drafting of the conservation area appraisal was carried out in house and the costs of printing, publishing and consulting on the draft appraisal will be met from the existing Planning budget.
- 9.2 There are no direct financial implications arising from the making of an Article 4 Direction, providing that the procedures set out in para 7.2 are followed.

10 Legal Implications

- 10.1 Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires the Council from time to time to determine which parts of the borough are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. They should designate those areas as conservation areas and review this designation periodically. The Council also has a duty to determine whether any further parts of the borough should be designated as conservation areas. Section 71 of the same Act places a duty on local planning authorities to from time to time formulate and publish proposals for the preservation and enhancement of their conservation areas; to hold a public meeting to canvas views; and to take into consideration the views expressed at that time.
- 10.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the main steps in the procedure for the production and adoption of planning documents, as explained in the report.
- 10.3 Section 9D of the Local Government Act 2000 states that any function of the local authority which is not specified in regulations under subsection (3) is to be the responsibility of an executive of the authority under executive arrangements. The Local Authorities (Functions and Responsibilities (England) Regulations 2000 does not specify that the certain functions proposed here are by law the responsibility of the Council, and therefore they are an executive function
- 10.4 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 10.5 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimization and other conduct prohibited by the act
 - Advance equality of opportunity between people who share a protected characteristic and those who do not
 - Foster good relations between people who share a protected characteristic and those who do not.
- 10.6 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimization or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed at 12.4 above.
- 10.7 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 10.8 The Equality and Human Rights Commission has 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/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

- 10.9 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: A guide for public authorities
 4. Objectives and the equality duty. A guide for public authorities
 5. Equality Information and the Equality Duty: A Guide for public authorities
- 10.10 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#h1>

11. Crime and Disorder Implications

- 11.1 There are no direct implications relating to crime and disorder issues.

12 Equalities Implications

- 12.1 The Equality Act 2010 (the Act) brings together all previous equality legislation in England, Scotland and Wales. The Act includes a public sector equality duty which 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
- 12.2 The Council must in the exercise of its functions, have regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
- 12.3 The Council's Comprehensive Equality Scheme for 2016-20 provides an overarching framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.
- 12.4 The proposed conservation area appraisal does not have any direct equalities implications, however through the consultation process for the adoption of the appraisal will be in line with the Council's Equality and Diversity Policy (2002), and the Council's Statement of Community Involvement in identifying hard to reach groups which are relevant in the local context.

13 Environmental Implications

13.1 We have considered the need to prepare a Habitats Regulation Assessment (HRA). An earlier HRA report that considered the policies in the 2011 Core Strategy concluded that no options have been found to have a likely significant effect on any designated European sites. As this SPD gives effect to the policy in the Core Strategy and does not introduce new policy, there is no need to prepare another HRA in this instance.

We will however prepare a screening report to identify if a Strategic Environmental Assessment will be required and we will consult three statutory bodies Environment Agency, Natural England and Historic England at the same time as the SPD goes out for public consultation.

Background documents and originator

Short Title Document	Date	File Location	File Reference	Contact Officer	Exempt
Planning & Compulsory Purchase Act 2004	May 2004	Laurence House	Strategic Planning Team	Natasha Peach	No
Localism Act 2011	November 2011	Laurence House	Strategic Planning Team	Natasha Peach	No
National Planning Policy Framework (NPPF) 2012	March 2012	Laurence House	Strategic Planning Team	Natasha Peach	No
Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)	March 2012	Laurence House	Strategic Planning Team	Natasha Peach	No
The London Plan	March 2016	Laurence House	Strategic Planning Team	Natasha Peach	No
The Core Strategy	June 2011	Laurence House	Strategic Planning Team	Natasha Peach	No

Lewisham Development Management Plan	November 2014	Laurence House	Strategic Planning Team	Natasha Peach	No
Statement of Community Involvement	July 2006	Laurence House	Strategic Planning Team	Natasha Peach	No
Equality and Diversity Policy	2002	Laurence House	Strategic Planning Team	Natasha Peach	No
Conservation Area Designation, Appraisal and Management Historic England Advice Note 1	March 2011	Laurence House	Strategic Planning Team	Natasha Peach	No

If you have any queries on this report, please contact David Syme, Strategic Planning Manager, 3rd floor Laurence House, 1 Catford Road, Catford SE6 4RU, telephone 020 8314 7400.

Appendix 1: Draft Perry Vale and Christmas Estate Conservation Area Appraisal
Appendix 2: Draft Article 4 direction