

8.2. Langton Rise

Planning permission was granted for "construction of a three storey, three bedroom dwelling plus 2 parking spaces on the land to the rear of 110-124 Wood Vale" in 2007.

This was a conditional approval within which the following policies were referred to:

Unitary Development Plan (2004)

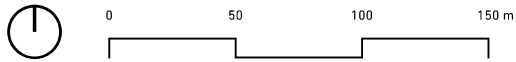
- URB 3 Urban Design
- HSG 4 Residential Amenity
- HSG 5 Layout and Design of New Residential Development
- ENV.PRO 9 Potentially Polluting Uses
- ENV.PRO 11 Noise Generating Development

Design Review

A simple slate pitched roofed form, brick and render walls, with simple but effective landscaping, makes this an unobtrusive enhancement to the street scene. The house follows London precedent with a raised ground floor and a semi-sunken basement. It is set relatively far back on the site mainly, one assumes, to enable parking space at the front which could arguably have been provided on street: as a result the small, north aspect rear yard receives little sun. Successful infill of an appropriate scale.

Heritage Review

The set back here is not helpful, and it would have been good to see something respond to the almost brutalist structure to the RHS (substation?) which is an attractive and powerful intervention. The front fence looks very gap toothed and flimsy.



Description: "The construction of a three storey, three bedroom house on land to the rear of 110-124 Wood Vale SE23 fronting Langton Rise, together with the provision of 2 car parking spaces."

Ward: FOREST HILL
 Planning Reference: 06/63520
 Approval Date: 16/08/2007
 Postcode: SE23 3DT
 Site Area: 0.031 ha

Net Homes: 1
 Car Parking: 2

Context: URBAN (MIXED USE), Typology: INFILL
 Current Status: Completed
 Completed Year: FY2011

Fig. 47: Approved permission map of Langton Rise

8.3. Baring Road

Planning permission was granted in January 2009 for "the demolition of an existing bungalow and the construction of a part two/ part three storey block, comprising 2, one bedroom and 4, two bedroom, self-contained flats at 332 Baring Road together with the construction of 2, two storey, three bedroom houses and a two storey, two bedroom house with the provision of a bin storage area, 5 car parking spaces, 12 cycles spaces and associated landscaping."

This was a conditional approval within which the following policies were referred to:

Unitary Development Plan (2004)

- URB 3 Urban Design
- URB 12 Landscape and Development
- URB 13 Trees
- ENV.PRO 9 Potentially Polluting Uses
- ENV.PRO 11 Noise Generating Development
- ENV.PRO 12 Light Generating Development
- HSG 4 Residential Amenity
- HSG 5 Layout and Design of New Residential Development
- TRN 26 Car Parking Standards
- Policies in Chapter 6 Sustainable Transport & Parking

Policies referred to as reasons for granting permission include:

Unitary Development Plan (2004)

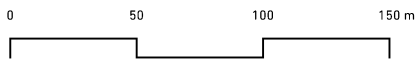
- URB 3 Urban Design
- HSG 2 Housing on previously developed land
- HSG 4 Residential Amenity
- HSG 5 Layout and Design of New Residential Development
- HSG 6 Dwelling Mix
- HSG 7 Gardens
- TRN 1 Location of Development
- TRN 14 Cycle Parking
- TRN 26 Car Parking Standards

Design Review

Development of relatively large plot with nine homes replacing a bungalow. Brick and rendered walls, tiled and flat roofs. The 3-storey block at the front of the site containing six flats takes design cues from the adjoining houses, though elevations are clunky, with heavy dormers and small windows. Flats appear to have no external amenity space other than bolt-on Juliet railings. The side entrance elevation is underplayed. With more careful planning the three rear houses could have been four, giving a better view down the side of the site, and making it feel less car dominated. Landscaping is cursory. A scheme let down by its detailing and poor landscape.

Heritage Review

Think that the replacement house on Baring Road could have been restricted to 2 storeys, but this really is one where the quality of the detailing is the major downside. Could there have been space for two facing blocks to rear? Car access definitely dominates.



Ward: GROVE PARK
 Planning Reference: 08/70414
 Approval Date: 17/07/2009
 Postcode: SE12 0DU
 Site Area: 0.114 ha
 Existing Homes: 1
 Net Homes: 9
 Car Parking: 5

Context: SUBURBAN INFILL, Typology: INFILL/BACK GARDEN
 Current Status: Completed
 Completed Year: FY2011

Description: "The demolition of the existing bungalow and the construction of a part two/part three storey block, comprising 2x1 bedroom and 4x2 bedroom, self-contained flats at 332 Baring Road SE12, together with the construction of 2, two storey, three bedroom houses and a two storey, two bedroom house, with the provision of a bin storage area, 5 car parking spaces, 12 cycle spaces and associated landscaping."

Fig. 48: Approved permission map of Baring Road

8.4. Fordmill Road

Planning permission was granted in January 2010 for "the demolition of 34 disused garages... and construction of a terrace of 8 single, three-storey, three bedroom houses, together with the provision of bin stores, 8 car parking spaces with vehicular and pedestrian access."

This was a conditional approval within which the following policies were referred to:

Unitary Development Plan (2004)

- URB 3 Urban Design
- URB 12 Landscape and Development
- ENV.PRO 12 Light Generating Development
- ENV.PRO 10 Contaminated Land
- ENV.PRO 9 Potentially Polluting Uses
- HSG 4 Residential Amenity
- HSG 7 Gardens
- TRN 26 Car Parking Standards
- OS 13 Nature Conservation

London Plan (2008)

- Policy 3D.14 Biodiversity and nature conservation
- Policy 4A.3 : Sustainable design and construction
- Policy 4A.9
- Policy 4A.11 Living Roofs and Walls
- Policy 3A.5 Housing choice
- Policy Statement 9 -Biodiversity and Geological Conservation.

Other

- C10R Site contamination
- N11R Wheel Washing

Reasons for granting permission:

Unitary Development Plan (2004)

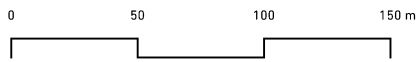
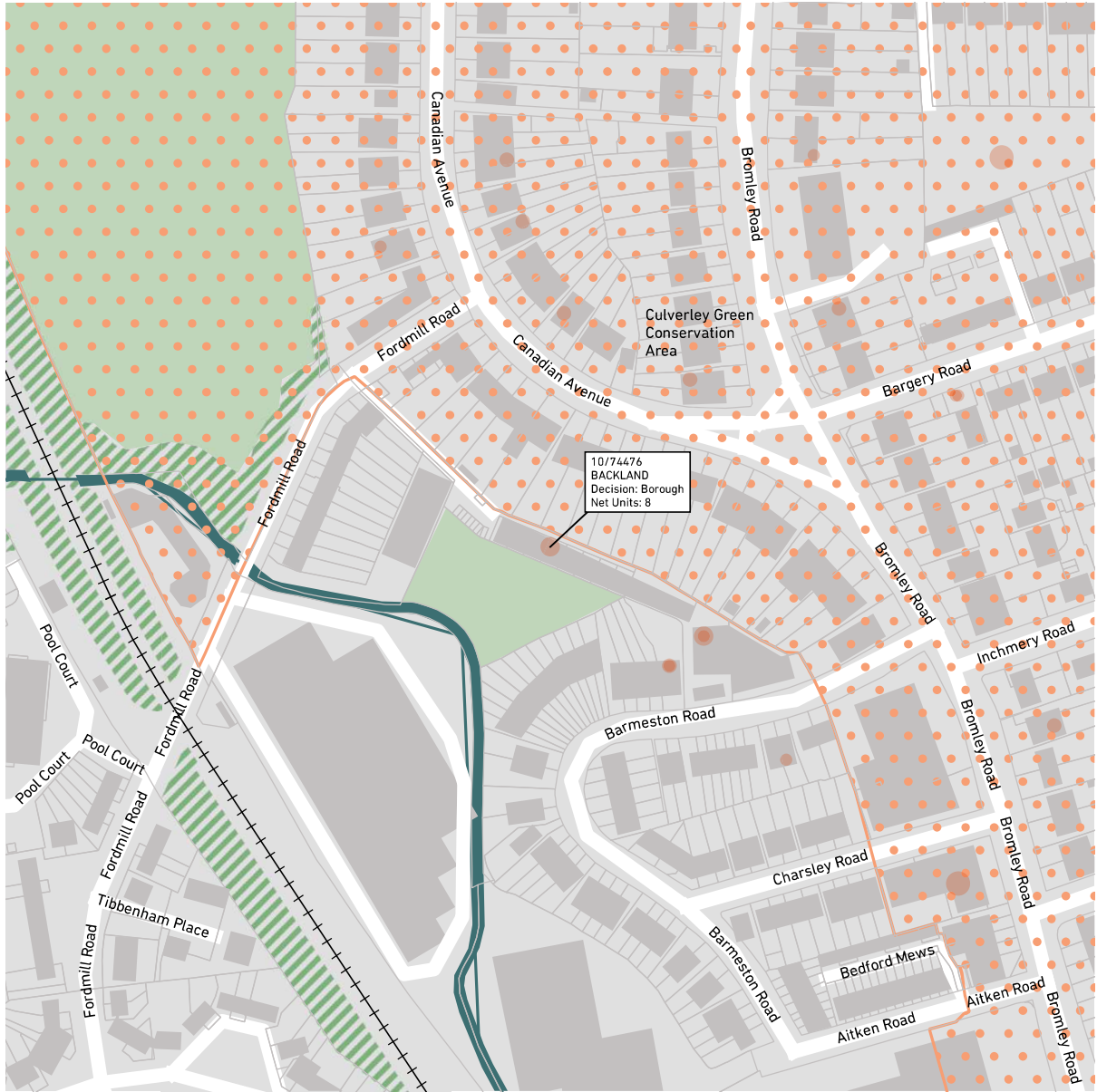
- URB 3 Urban Design
- HSG 4 Residential Amenity
- HSG 5 Layout and Design of New Residential Development
- HSG 8 Backland and Infill Development

Design Review

Eight white-rendered, sedum roofed, terraced houses accessed from a footpath, on a narrow, former garages site squeezed between back gardens and allotments. Contemporary scheme of pleasing sculptural form. Northside elevations are largely blank, presumably to appease privacy concerns of the existing houses, though separation distance seems more than adequate. Clever planning at the rear around small south-facing yards. Successful development of a difficult plot. The entrance car park is a missed opportunity which could be transformed with more thoughtful landscaping.

Heritage Review

This is a good inspiration for Baring Road. How are sedum roofs faring? (look v brown on Google). Agree that the car dominated approach is depressingly unresolved, and the opportunity for landscaping to encourage neighbourly interaction has been missed.



Ward: CATFORD SOUTH
 Planning Reference: 10/74476
 Approval Date: 06/09/2010
 Postcode: SE6 3JH
 Site Area: 0.140 ha

Net Homes: 8
 Car Parking: 8

Context: SUBURBAN/URBAN TERRACE, Typology: BACKLAND
 Current Status: Completed
 Completed Year: FY2014
 Architect: Audley English Associates

Description: "The demolition of 34 disused garages on the site to the rear of 1 Fordmill Road SE6 and rear of 56-70 Canadian Avenue SE6 and the construction of a terrace of 8 single to three-storey, three bedroom houses, together with the provision of bin stores, 8 car parking spaces, vehicular and pedestrian access onto Fordmill Road and the increase in width of the existing access to 3.9 metres."

Fig. 49: Map of approved application at Fordmill Road

8.5. Old Bromley Road

Planning permission was granted in May 2015 for “the demolition of the single storey extension at the side of 144 Old Bromley Road BR1 and the construction of a part-single, part-two, part-three storey building to provide 2 one bedroom, 2 two bedroom and 1 three bedroom self-contained flats, together with the provision of 3 car parking spaces and associated landscaping.”

This was a conditional approval within which the following policies were referred to:

Core Strategy (2011)

- 7 Climate change and adapting to the affects
- 8 Sustainable design and construction and energy efficiency
- 10 Managing and reducing the risk of flooding
- 12 Open space and environmental assets
- 13 Addressing Lewisham waste management requirements
- 14 Sustainable movement and transport
- 15 High Quality Design for Lewisham
- 16 Conservation areas, heritage assets and the historic environment

London Plan (July 2011 and 2015 amendments)

- 3.6 Children and young people’s play and informal recreation facilities
- 5.1 Climate change and mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management air quality
- 5.13 Sustainable drainage air quality
- 5.15 Water use and supplies
- 6.3 Assessing effects of development on transport capacity
- 7.8 Heritage asset and Archaeology
- 7.14 Improving air quality

Development Management Local Plan (2014)

- 24 Biodiversity, living roofs and artificial playing pitches
- 25 Landscaping and trees
- 27 Lighting
- 30 Urban design and local character
- 32 Housing design, layout and space standards
- 33 Development on infill sites, backland sites, back gardens and amenity areas

Others

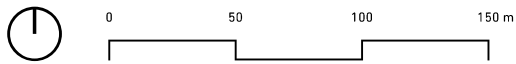
- Objective 6: Flood risk reduction and water management

Design Review

A brick clad, flat roofed 3 storey block of 5 flats replacing the side extension to a semi-detached house represents an appropriate development of this site, the set back top storey in scale with the adjoining pitched roofs. Windows are large, but have a corporate rather than residential appearance, the whole development feeling more like a small office block than a large house. Poor landscaping.

Heritage Review

Central GF and 1F balconies show little sign of use (beyond black bin bag storage). The totally bricked forecourt is grim, the bin store looks like an afterthought and is already too small to take all the bins. Given the MacDonald’s to the LHS, was maintaining the street line necessary? Without that might a scheme which allowed more units views over the extensive open area to the rear have been possible? It looks a bit corporate, but I like the simple detailing and unfussiness of the brickwork.



Ward: DOWNHAM
 Planning Reference: 14/089534
 Approval Date: 27/11/2015
 Postcode: BR1 4JY
 Site Area: 0.110 ha
 Existing Homes: 1
 Net Homes: 5
 Car Parking: 3

Context: SUBURBAN, Typology: INFILL
 Current Status: Completed
 Completed Year: FY2019

Description: "The demolition of the single storey extension at the side of 144 Old Bromley Road BR1 and the construction of a part-single, part-two, part-three storey building to provide 2 one bedroom, 2 two bedroom and 1 three bedroom self-contained flats, together with the provision of 3 car parking spaces and associated landscaping."

Fig. 50: Map of approved application at Old Bromley Road

8.6. Dacre Park

Planning permission was granted in December 2014 for the "demolition of the existing garages... and construction of five two storey, two bedroom news houses, incorporating green roofs, cycle store and the provision of five car parking spaces.

This was a conditional approval within which the following policies were referred to:

Core Strategy (2011)

- 7 Climate change and adapting to the affects
- 8 Sustainable design and construction and energy efficiency
- 10 Managing and reducing the risk of flooding
- 12 Open space and environmental assets
- 13 Addressing Lewisham waste management requirements
- 14 Sustainable movement and transport
- 15 High Quality Design for Lewisham

London Plan (July 2011 and 2015 amendments)

- 5.1 Climate change and mitigation
- 5.2 Minimising b dioxide emissions
- 5.3 Sustainable design and construction 5.10 Urban greening
- 5.7 Renewable energy
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management air quality
- 5.13 Sustainable drainage air quality
- 5.15 Water use and supplies
- 6.3 Assessing effects of development on transport capacity
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature conservation

Development Management Local Plan (2014)

- 24 Biodiversity, living roofs and artificial playing pitches
- 25 Landscaping and trees
- 26 Noise and vibration
- 30 Urban design and local character
- 31 Alterations and extensions to existing buildings including residential extensions
- 32 Housing design, layout and space standards
- 33 Development on infill sites, backland sites, back gardens and amenity areas

Others

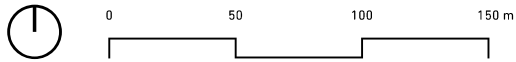
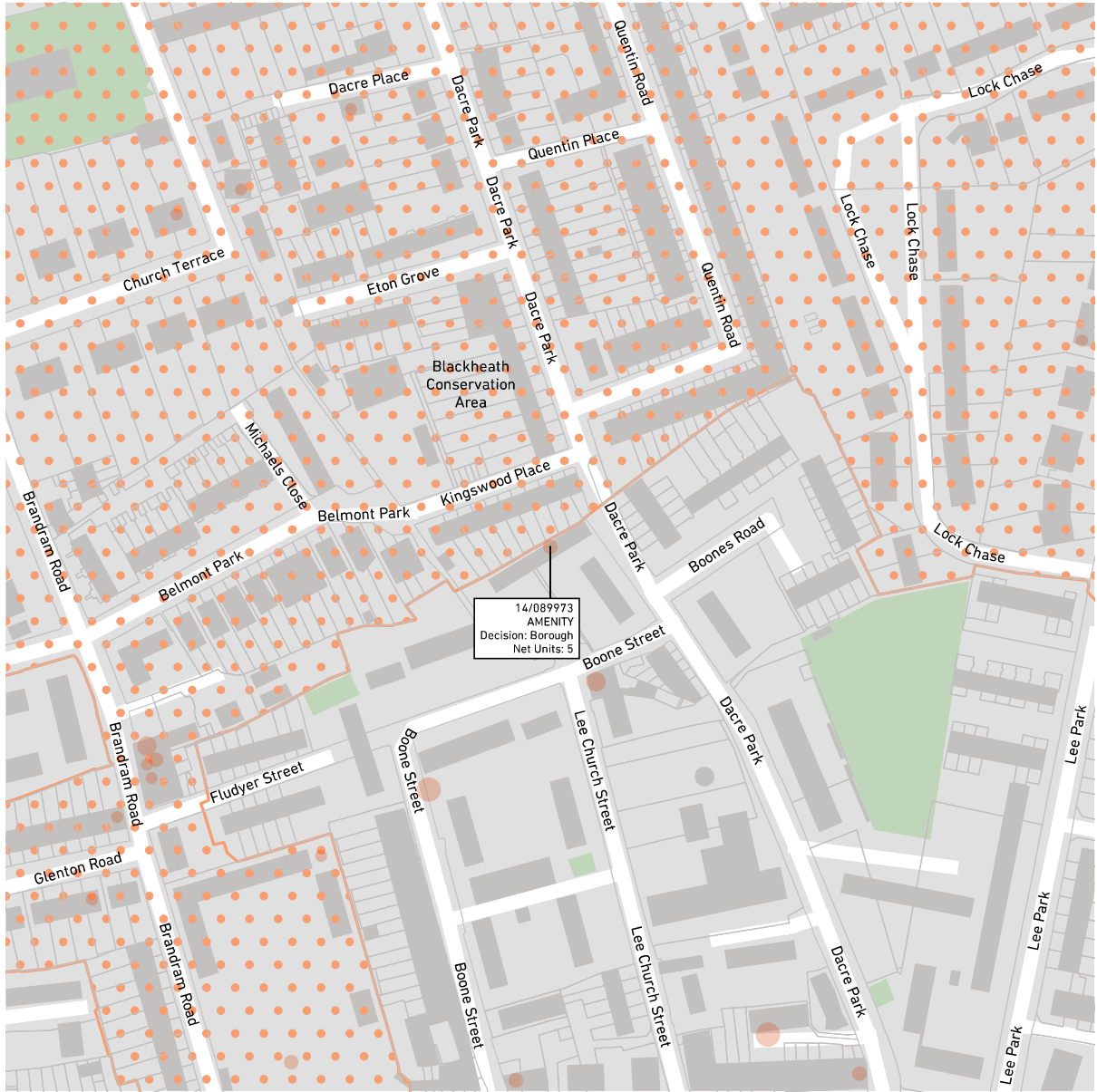
Paragraph 120 of the National Planning Policy Framework

Design Review

Cul-de-sac brick clad 2 storey mews development of five houses on a former garage court. The design makes use of the change of level across the site to reduce the houses' visual impact, and avoids rear facing windows to prevent overlooking. Appropriately scaled, well-detailed and well landscaped.

Heritage Review

Adjacent to a Conservation Area. This is an excellent scheme. Sensibly presents simple flank wall to Dacre Park and keeps brick detailing to mews frontage. NB Pollard Thomas Edwards visual on planning statements shows black stained timber first floor cladding, not brick, brick looks more robust. 3 car parking spaces at rear of site, 2 alongside access, with planting—does not dominate.



Description: "Demolition of the existing garages adjacent to 49-71 Dacre Park SE13 and the construction of five two storey, two bedroom mews houses. incorporating green roofs, cycle stores and the provision of five car parking spaces."

Ward: BLACKHEATH
 Planning Reference: 14/089973
 Approval Date: 22/04/2015
 Postcode: SE13
 Site Area: 0.090 ha

Net Homes: 5
 Car Parking: 5

Context: FREEFROM SLAB, Typology: AMENITY
 Current Status: Started

Architect: Pollard Thomas Edwards

Fig. 51: Map of approved application at Dacre Park

8.7. New Cross Road

Planning permission was granted in February 2015 for “the construction of a two storey, two bedroom house to the rear of 393 New Cross Road SE4.”

This was a conditional approval within which the following policies were referred to:

Core Strategy (2011)

- 7 Climate change and adapting to the affects
- 8 Sustainable design and construction and energy efficiency
- 10 Managing and reducing the risk of flooding
- 12 Open space and environmental assets
- 15 High Quality Design for Lewisham
- 16 Conservation areas, heritage assets and the historic environment

London Plan (2011 and 2015 amendments)

- 5.1 Climate change and mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management air quality
- 5.13 Sustainable drainage air quality
- 5.15 Water use and supplies
- 7.8 Heritage asset and Archaeology
- 7.19 Biodiversity and access to nature conservation

Development Management Local Plan (2014)

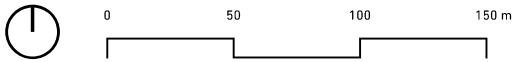
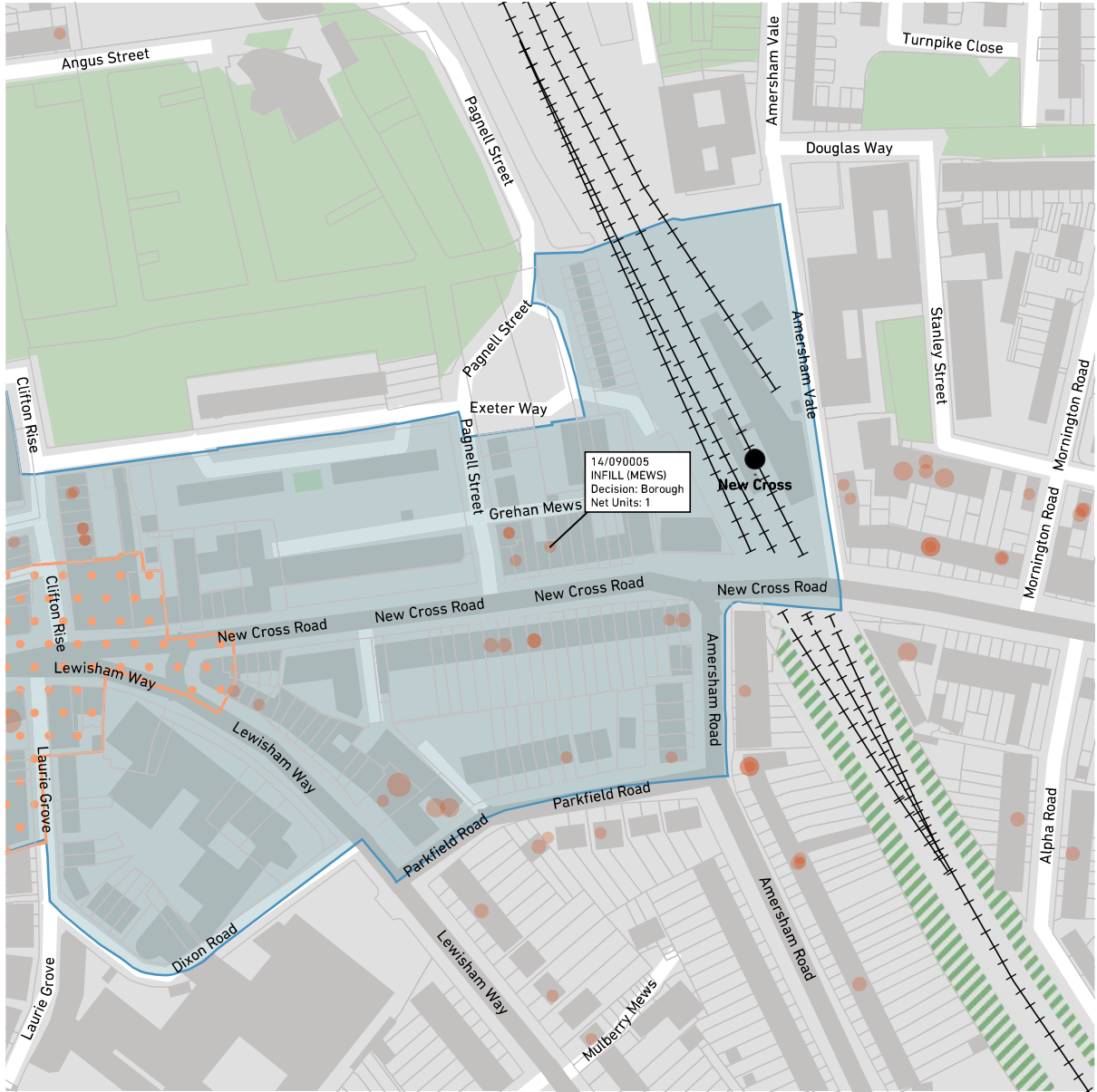
- 24 Biodiversity, living roofs and artificial playing pitches
- 25 Landscaping and trees
- 30 Urban design and local character

Design Review

Successful infill of a plot accessed from a service mews at the rear of a Georgian terrace with a 2-storey single house. An appropriate development skilfully making best use of a tight site using the motif of shallow brick arches and large windows throughout. A good exemplar, easily replicable on the similar sites to either side.

Heritage Review

Given three story double width block at corner of Pagnell Street, this seems very modest. NB corner block has herringbone grey brick cladding which looks great.



Description: "The construction of a two storey, two bedroom house to the rear of 393 New Cross Road SE4"

Ward: NEW CROSS
 Planning Reference: 14/090005
 Approval Date: 10/06/2016
 Postcode: SE14 6LA
 Site Area: 0.005 ha

Net Homes: 1
 Car Parking: 0

Context: URBAN TERRACE, Typology: INFILL (MEWS)
 Current Status: Completed
 Completed Year: FY2018
 Architect: Kennedy Twaddle Architectural Design

Fig. 52: Map of approved application at New Cross Road

8.8. Wickham Road

Planning permission was granted in August 2015 for “the demolition of garages to the rear of 19 Wickham Road SE4 and the construction of a two-storey three bedroom dwelling house, together with the provision of cycle and bin stores.’

This was a conditional approval within which the following policies were referred to:

Core Strategy (2011)

- 12 Open space and environmental assets
- 13 Addressing Lewisham waste management requirements
- 15 High Quality Design for Lewisham
- 16 Conservation areas, heritage assets and the historic environment

London Plan (July 2011 and 2015 amendments)

- 5.3 Sustainable design and construction
- 7.14 Improving air quality

Development Management Local Plan (2014)

- 25 Landscaping and trees
- 28 Contamination land
- 30 Urban design and local character
- 36 New development, changes of use and alterations affecting designated heritage assets and their settings

Design Review

- Two storey metal clad large single house at the end of a back garden at the entrance to a mews. An excellent and finely wrought example of an infill house which could encourage similar development of garage sites further into the mews. Additional height could have been allowable here, enabling two or more homes to be developed on the same plot.

Heritage Review

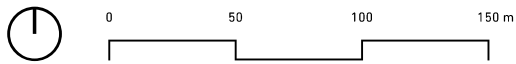
In Brockley Conservation Area.

NB “justified on exceptional design grounds despite being contrary to Council’s conservation policy”. Previous applications for 2 storey developments here had been refused.

The DRP supported the scheme in principle “as a bold and imaginative scheme that would breathe life into the mews and if successfully delivered would be exemplary and would make a positive contribution to the conservation area”

The DRP supported the proposed architectural design, massing, form, elevational treatment and materials strategy but asked to approve samples of the bronze metal cladding.

Baca architects-- I don’t think this has gone ahead, there is a very extensive mews/unadopted street here, which could be developed to 2 storeys.



Description: "The demolition of garages to the rear of 19 Wickham Road SE4 and the construction of a two-storey three bedroom dwelling house, together with the provision of cycle and bin stores."

Ward: BROCKLEY
 Planning Reference: 15/093433
 Approval Date: 19/01/2016
 Postcode: SE4 1PL
 Site Area: 0.013 ha

Net Homes: 1
 Car Parking: 0

Context: VILLA, Typology: INFILL / BACKGARDEN
 Current Status: Completed
 Completed Year: FY2018
 Architect: Baca Architects/Stolon Studio

Fig. 53: Map of approved application at Wickham Road

8.9. Oakridge Road

Planning permission was granted in September 2015 for “the construction of a two storey 2 bedroom dwelling house adjacent to 108 Oakbridge Road BR1, together with the construction of a single storey extension to the rear of existing house at 108 Oakbridge Road.

This was a conditional approval within which the following policies were referred to:

Core Strategy (2011)

- 12 Open space and environmental assets
- 14 Sustainable movement and transport
- 15 High Quality Design for Lewisham

London Plan (July 2011 and 2015 amendments)

- 5.3 Sustainable design and construction
- 5.12 Flood risk management air quality
- 5.13 Sustainable drainage air quality
- 7.14 Improving air quality

Development Management Local Plan (2014)

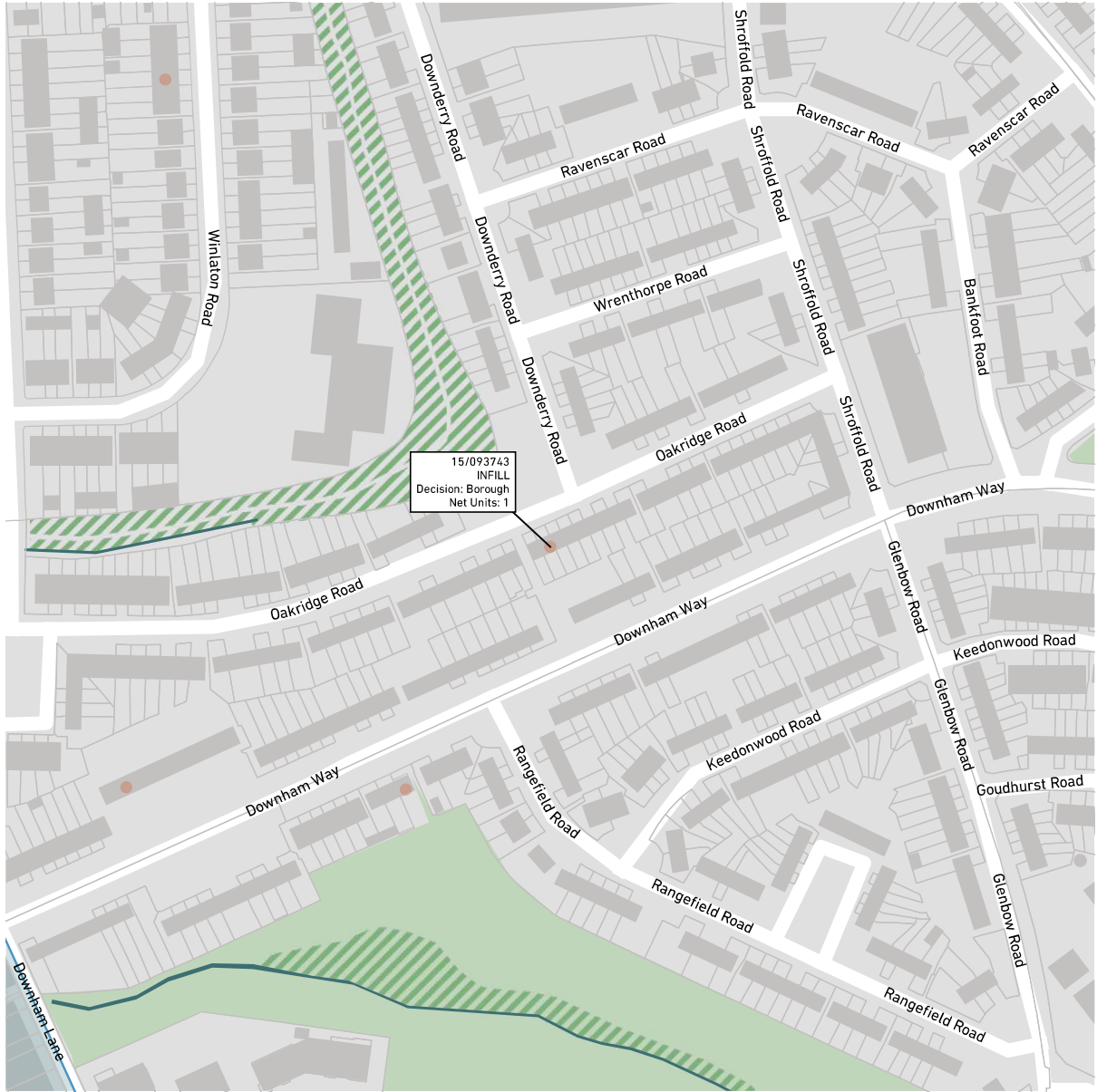
- 25 Landscaping and trees
- 30 Urban design and local character

Design Review

A near-invisible end-of-terrace extension creating a two storey house. Details such as pantiled roof and pebbledash walls generally match adjoining examples, though let down by poorly detailed ungainly porch and dreary landscaping. The near blind façade to the side alley is a missed opportunity to humanize and make safer a humdrum pedestrian route.

Heritage Review

Adjoining houses only recently pebble-dashed. And addition is painted, so does not match. Originally terraces here are brick with simple open porches. There is a growing new vernacular of pebbledash with inset geometric motifs, as seen here. Note also the wavy eaves panel-- not replicated on the extension. These both seem indicative of a desire to introduce more patten and decoration, but they lack robustness, and a firmly rooted location on the façade. Are there other options for addressing this in a way that unifies the terraces, and perhaps enhances some functional aspect-- especially if these buildings are going to be thermally upgraded in a comprehensive manner at any point?



15/093743
INFILL
Decision: Borough
Net Units: 1

Description: "The construction of a two storey 2 bedroom dwelling house adjacent to 108 Oakridge Road BR1, together with the construction of a single storey extension to the rear of existing house at 108 Oakridge Road."

Ward: DOWNHAM
Planning Reference: 15/093743
Approval Date: 14/12/2015
Postcode: BR1 5QG
Site Area: 0.030 ha

Net Homes: 1
Car Parking: 0

Context: SUBURBAN TERRACE, Typology: INFILL
Current Status: Completed
Completed Year: FY2017

Fig. 54: Map of approved application at Oakridge Road

8.10. Florence Road

Planning permission was granted at appeal in July 2016 for “the demolition of 2a, 2b and 2c Florence Road, partial demolition of the rear extension to 452-458 New Cross Road and the construction of a new building to provide 9 residential units together with associated refuse and recycling storage, altered access route to existing studio units at 452-458 Florence Road, and external alterations to the retail unit at 452-458 New Cross Road SE14 6TY.

Policies quoted for reasons for refusal include:

Core Strategy (2011)

- 15 High Quality Design for Lewisham

Development Management Local Plan (2014)

- 30 Urban design and local character
- 31 Alterations and extensions to existing buildings including residential extensions
- 32 Housing design, layout and space standards
- 36 New development, changes of use and alterations affection designated heritage assets and their settings

Residential Standards Supplementary Planning Document (2006)

- Paragraph 7.2.

Policies referenced when granted at appeal:

Core Strategy (2011)

- 15 High Quality Design for Lewisham

Development Management Local Plan (2014)

- 30 Urban design and local character
- 31 Alterations and extensions to existing buildings including residential extensions
- 32 Housing design, layout and space standards
- 36 New development, changes of use and alterations affection designated heritage assets and their settings

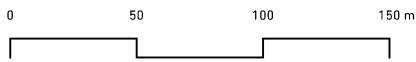
Design Review

A dense development which was refused permission and successfully appealed. A complex scheme on a tight site which maximises development opportunities creating 9 homes on the site of a former rear extension. Good neighbour to two adjoining Victorian houses. A careful and well-considered scheme effectively densifying a previously underused site.

Heritage Review

This is Conservation area/adjacent to a listed building and close to locally listed buildings. There is a very extensive Heritage Statement.

The basic massing of this scheme is appropriate but I think that the visual vertical emphasis of the inset aluminium downpipes on the party walls is unfortunate, and the horizontal banding of the rest of the terrace (which is echoed here with vertical brick courses) should have been continued in some way—in particular the cornice line. The use of render on the single storey element (without any sort of plinth, or protection at ground level) also looks cheap and expedient.



Ward: BROCKLEY
 Planning Reference: 15/094342
 Approval Date: 17/02/2016
 Postcode: SE14 6TY
 Site Area: 0.044 ha

Net Homes: 9
 Car Parking: 0

Context: URBAN TERRACE, Typology: INFILL / CONVERSION + EXTENSION
 Current Status: Completed
 Completed Year: FY2017

Description: "Demolition of 2a, 2b and 2c Florence Road, partial demolition of the rear extension to 452-458 New Cross Road and the construction of a new building to provide 9 residential units together with associated refuse and recycling storage, altered access route to existing studio units at 452-458 Florence Road, and external alterations to the retail unit at 452-458 New Cross Road SE14 6TY."

Fig. 55: Map of approved application at Florence Road

8.11. Corona Road

Planning permission was granted in May 2016 for “the redevelopment of the demolished garage site at the rear of 41-55 Corona Road SE12, to provide 2 three bedroom semi-detached houses, together with the provision of 4 cycle spaces and private amenity areas.

This was a conditional approval within which the following policies were referred to:

Core Strategy (2011)

- 13 Addressing Lewisham waste management requirements
- 14 Sustainable movement and transport
- 15 High Quality Design for Lewisham

London Plan (July 2011 and 2015 amendments)

- 5.3 Sustainable design and construction
- 5.12 Flood risk management air quality
- 5.13 Sustainable drainage air quality
- 6.3 Assessing effects of development on transport capacity
- 7.14 Improving air quality

Development Management Local Plan (2014)

- 25 Landscaping and trees
- 30 Urban design and local character
- 31 Alterations and extensions to existing buildings including residential extensions
- 32 Housing design, layout and space standards
- 33 Development on infill sites, backland sites, back gardens and amenity areas

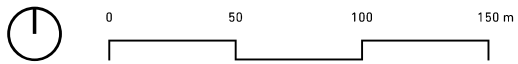
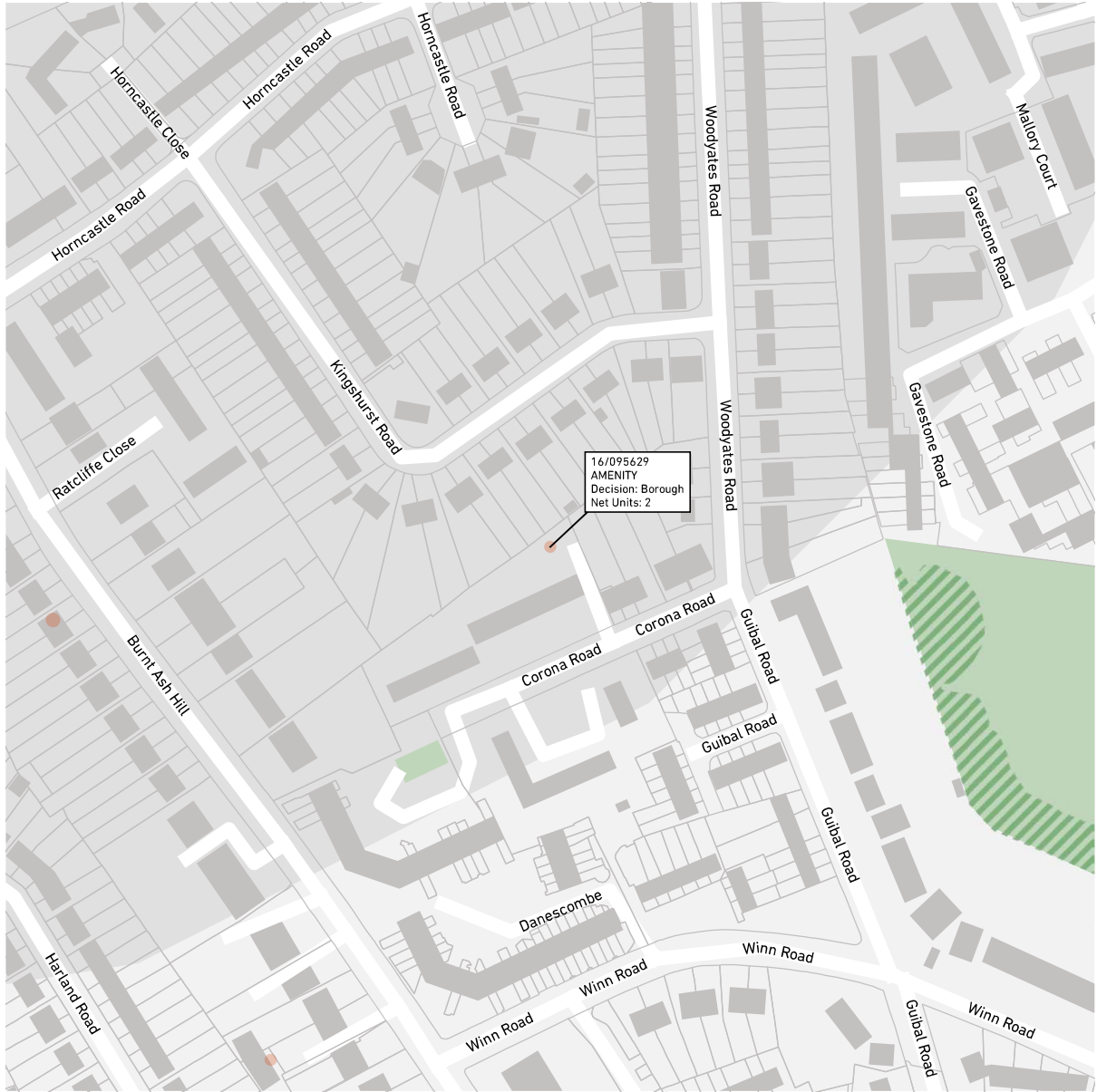
Design Review

A pair of tightly planned semi-detached houses on a difficult backland site, successfully dealing with constraints such as overlooking and existing trees. Brick, pitched roofs, and a slightly willful geometry.

Heritage Review

Permission granted to demolish the garages in 2011—this one has been a long time coming.

Not clear it has been constructed yet - January 2020 amendment granted for “obscure glazed windows on side elevations to be opened with restrictors rather than being permanently shut tight.” Little impact on public realm, existing access route retained. Agree it’s slightly wilful.



Ward: GROVE PARK
 Planning Reference: 16/095629
 Approval Date: 09/06/2017
 Postcode: SE12
 Site Area: 0.038 ha

Net Homes: 2
 Car Parking: 0

Context: FREEFORM HOUSE, Typology: AMENITY
 Current Status: Started

Description: "The redevelopment of the demolished garage site at the rear of 41-55 Corona Road SE12, to provide 2 three bedroom semi-detached houses, together with the provision of 4 cycle spaces and private amenity areas."

Fig. 56: Map of approved application at Corona Road

9.1. Review Process

The LBL provided the team with a document which recorded 215 planning applications which were refused. On further review, many of these applications relate to minor alterations such as rear extensions resulting in no new / additional housing.

These precedents have been processed into a matrix (see opposite) and refined down to 10 precedents. The selection is not biased to design, but rather to achieve a spread of 'housing types' and 'development categories' in each of the 5 borough areas.

Policy Review

For each of the 10 selected precedents, mapping has been undertaken to illustrate the policy relevant to the area, and the urban context of the development.

Additionally, the policies listed in the planning decisions notices are listed for each precedent. Whilst some policy is now out-dated, the information allows further analysis to identify patterns of relevant policy, or that which is cited in relation to small site housing development within the borough.

Design Review

A strategic design review is provided for each of the 10 precedents. The team have drawn on their extensive experience of small site developments, to provide a clear and concise appraisal covering efficiency, response to context, missed opportunities and elements of the design that excel.

Planning Reference	Scheme Name	Post Code	Ward	LBL Location	Conservation Area / Area Forum / Listed	Pre-app Y/N	App. Date - dd/mm/yy	Decision Date - dd/mm/yy	Appeal - dd/mm/yy - App / Ref	Application Description	Eventual Permission - dd/mn/yy - Case No	Housing Units Net Increase	Context Type	Housing Type	Development Type
DC/15/094634	207 New Cross Road	SE14 5UH	New Cross	North	Hatcham G2 Listed	Y	27/11/2015	26/02/2016	10/08/2016-W/16/3148609	The alterations and change of use of the existing office (Use Class B1 (A)) at 207 New Cross Road SE14 into four self-contained flats, together with the construction of 2 three bedroom townhouses incorporating balconies and the provision of 2 car parking spaces, fronting onto Hatcham Park Mews, and the installation of new railings to the front.(Please Note Listed Building Consent)	31/08/2017 - DC/17/102357 - 2 houses to rear only - different architect / proposal	6 (existing is in commercial use)	Villa / Modern Urban	Villa / Mews	Conversion + Extension / Back Garden
DC/16/096049	22 Farmcote Road	SE12 0JZ	Grove Park	East	-	N	31/03/2016	25/05/2016	30/12/2016- /C5690/W/16/3159584	The construction of a single storey 1 bedroom dwelling house to the rear of 22 Farmcote Road SE12 together with associated landscaping, cycle and bin storage.	-	1	Suburban	Suburban	Amenity
DC/15/092343	110 Courthill Road	SE13 6HA	Lewisham Central	Central	-	N	07/07/2015	17/11/2015	-	The excavation of the basement to create an additional floor and the construction of a two storey extension to the upper floors with balconies at first floor level to the rear at 110 Courthill Road SE13, to provide 4, one bedroom self-contained flats and 1, two bedroom maisonette, together with lightwells, metal railings and piers, waste/recycling bin and cycle storage areas to the front	-	4 (5 new - 1 existing)	Urban Terrace	Urban Terrace	Conversion + Extension
DC/15/094878	17 Brandram Rd	SE13 5RT	Blackheath	East	Blackheath	N	15/02/2016	11/04/2016	28/05/2019-W/18/3210639	The demolition of the existing buildings at 17 Brandram Road SE13 and the construction of a three storey block to provide 3 two bedroom and 1 three bedroom self-contained flats, together with the provision of 4 cycle spaces.	-	4	Suburban Terrace	Suburban Terrace	Amenity / Infill
DC/15/094462	12 Muirkirk Rd	SE6 1BE	Gatford	Central	Culverley	N	02/12/2015	27/01/2016	16/06/2016- /C5690/W/16/3144293	Demolition of the existing lock-up garages and the construction of 2, part one/part two storey blocks to provide 5, two bedroom dwelling houses at the site of 12 Muirkirk Road SE6, together with the change of use of the vacant retail unit and the extension and conversion of the frontage building to provide 2, two bedroom dwelling houses and provision of refuse and cycle storage.	18/05/2016 - DC/16/095538 - reduced unit numbers	7	Urban Terrace	Urban Terrace / Mews	Amenity / Backland
DC/15/092979	96 Stanstead Rd	SE23 1BS	Perry Vale	West	-	N	04/08/2015	29/10/2015	-	The demolition of the existing garage and the construction of a single storey plus basement one bedroom detached dwelling in the back garden	-	1	Urban Terrace	Urban Terrace	Back Garden
DC/15/093955	25 Fordyce Rd	SE13 6RH	Lewisham Central	Central	-	Y	22/10/2015	17/12/2015	06/01/2017 - DC/16/096329	The demolition of the existing garages onto land adjoining 25 Fordyce Road SE13 and the construction of a four storey block incorporating balconies comprising 8 two bedroom self-contained flats, together with the provision of 16 cycle spaces and refuse storage area.	-	8	Urban Terrace	Modern Urban	Amenity
DC/16/096495	Sunderland Rd	SE23 2PL	Perry Vale	West	-	N	03/05/2016	17/11/2016	-	The demolition of the existing garages at the rear of Cheney Court, Waldrum Park Road SE23 and the construction of 2 three-storey, semi-detached four-bedroom houses with associated landscaping works, provision of bin and bicycle storage and on-site parking to the front with new vehicular access onto Sunderland Road together with the provision of 8 new parking spaces, bin storage and enhanced amenity space for the existing residents at Cheney Court.	01/06/17 - DC/17/100950	2	Freeform House / Freeform Slab	Freeform House	Amenity
DC/18/107143	367 Baring Road	SE12 0EE	Downham	South	Grove Park Neighbourhood Forum	Y	21/05/2018	28/11/2018	-	Demolition of one existing house at 367 Baring Road and erection of 8no. houses with associated access, car and cycle parking and landscaping.	15/03/2019 - DC/19/110430	7 (8 new - 1 existing)	Urban Terrace	Freeform House	Backland
DC/15/094733	Hill House 28a Sydenham Hill	SE26 6TP	Forest Hill	West	-	Y	13/01/2016	10/01/2018	-	Demolition of Hill House 28a Sydenham Hill SE26, the change of use, alteration and extension to 28 Sydenham Hill SE26 including the formation of front and rear lightwells, together with the construction of a part/two, part/three, part/four, part five storey building, to provide 40 self-contained 'Extra Care' home units comprising 19, two bedroom and 21, one bedroom flats, with the provision of 7 car parking spaces, cycle parking and associated landscaping	-	5 (40 new - 35 existing bedrooms)	Villa / Freeform Slab	Freeform Slab	Infill

Fig. 57: Matrix of refused and withdrawn applications reviewed

9.2. 207 New Cross Road

The alterations and change of use of the existing office (Use Class B1 (A)) at 207 New Cross Road SE14 into four self-contained flats, together with the construction of 2 three bedroom townhouses incorporating balconies and the provision of 2 car parking spaces, fronting onto Hatcham Park Mews, and the installation of new railings to the front. (Please Note Listed Building Consent)

Application date: 27 November 2015

Decision date: 26 February 2016

Pre-app Y/N: Y

Appeal Y/N: Y

Reason for refusal:

Reason 1

The proposed alterations would result in the loss of historic fabric and the introduction of unsympathetic alterations which would adversely affect the character, special architectural and historic interest of the listed building

- London plan
 - Policy 7.6 Architecture
 - Policy 7.8 Heritage Assets & Archaeology
- Core Strategy
 - Policy 15 High quality design for Lewisham
 - Policy 16 Conservation areas, heritage assets and the historic environment
- Local plan
 - DM30 Urban design and local character
 - DM31 Alterations/extensions to existing buildings
- DM36 New development, changes of use and alterations affecting designated heritage assets and their setting

Reason 2

The scale, massing and siting of the proposed extensions do not respond sensitively to the heritage asset and would be harmful to the Hatcham Conservation Area

- London plan
 - Policy 7.6 Architecture
 - Policy 7.8 Heritage Assets & Archeology

- Core strategy
 - Policy 15 High quality design for Lewisham
 - Policy 16 Conservation areas, heritage assets and the historic environment
- Local plan
 - DM30 Urban design and local character
 - DM31 Alterations/extensions to existing buildings
 - DM36 New development

Reason 3

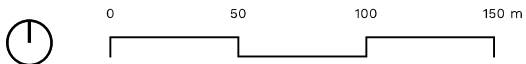
The proposed extension and conversion of the existing building would result in undersized units with poor quality layouts which would fail to provide an adequate standard of accommodation as required by National Technical Standard

- London plan
 - Policy 3.5
- Core strategy
 - Policy 15 High Quality Design for Lewisham
 - DM Policy 4 Conversions of office space and other B Use Class space into flats
- Local plan
 - DM Policy 32 Housing design, layout and space standards

Reason 4

The proposed development would give rise to an unacceptable risk to pedestrian and cycle safety as well as create an unacceptable potential for conflict between vehicles on Hatcham Park Mews

- Core strategy
 - Policy 14 Sustainable movement and transport



207 New Cross Road

Ward: New Cross
Planning Reference:
DC/15/094634
Refusal Date: 26/02/2016
Postcode: SE14 5UH

The alterations and change of use of the existing office (Use Class B1 (A)) at 207 New Cross Road SE14 into four self-contained flats, together with the construction of 2 three bedroom townhouses incorporating balconies and the provision of 2 car parking spaces, fronting onto Hatcham Park Mews, and the installation of new railings to the front. (Please Note Listed Building Consent)

Fig. 58: Map of refused application at New Cross Road

Design Review

The application was for conversion of a listed front building into four apartments, and, at the back of its rear garden, the construction of two houses fronting onto a rear mews. The two mews houses are carefully and thoughtfully designed, with an original, unorthodox façade, by a young architectural firm. One assumes it is this unconventionality that has brought about the refusal, though the application is not helped by a less than convincing rendering of the mews frontage. The mews development, three stories, is relatively bulky, but not unduly so in the context of neighbouring development. A very similar proposal achieved consent six months later. This in turn was superseded by a new application for a less ambitious solution by a more conventional architect. So a missed opportunity for a high quality development, but not one, it seems, caused by the planning process.

Heritage Review

Reason 1 for refusal is loss of historic fabric to the listed building (i.e. the front terrace). 207 to 219 is a very impressive early Victorian terrace. Nos 207 and 219 have 2-storey, 1-window set back entrance extensions, which may look insignificant in comparison to the more formal composition of the terrace itself, but are crucial to the rhythm and overall composition of the terrace. It was the entrance extension at 207 that was proposed for demolition. Although 219's has been altered, the overall symmetry of the terrace is important. This seems much more contentious than the mews development to the rear.

ADVICE—look not just at the immediate context but consider the role the building plays in larger compositions, especially where there is formal streetscape.

9.3. 22 Farmcote Road

The construction of a single storey 1 bedroom dwelling house to the rear of 22 Farmcote Road SE12 together with associated landscaping, cycle and bin storage.

Application date: 31 March 2016

Decision date: 25 May 2016

Pre-app Y/N: N

Appeal Y/N: Y

Reason for refusal:

Reason 1

The proposal would constitute inappropriate development in a back land location and would be unacceptable in principle, contrary to the objectives of the National Planning Policy Framework

- London plan
 - Policy 7.4 Local character
- Core Strategy
 - Policy 1 Lewisham Spatial Strategy
- Local plan
- DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

Reason 2

The development by virtue of its design, location and size would result in an incongruous addition to the wider street scene, at odds with the established pattern of development in the area

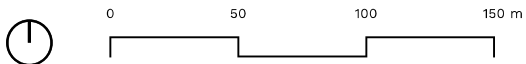
- London plan
 - Policy 7.4 Local character
 - Policy 7.6 Architecture
- Core strategy
 - Policy 15 High Quality Design for Lewisham
- Local plan
 - DM 30 Urban design and local character
 - DM 33 Development on infill sites, backland sites, back gardens and amenity areas

Design Review

An unadventurous proposal for a bungalow on the footprint of a double garage, all but filling its small, back of pavement plot. Meaningless symmetry and sub-mid-century detailing are misplaced and inappropriate. Why is the crossover retained? It was refused because it is rear garden development, counter to policy; and its design is seen as 'incongruous' – agreed. But in fact this could be seen as an excellent place for a small infill development, and a two- or even three-storey two bedroom compact house could be inserted here with a reasonably-sized south-facing garden. Carefully designed, its breaking forward of the established street line could add interest and counterpoint to an undistinguished street scene.

Heritage Review

Agree—this is a pragmatically cheap and clumsy garage conversion. The pyramidal roof on top of the flat roof is particularly poor. Could there be a rule for minimum distance of rear garden to be retained on corner sites like this? Rather than blanket probation of back garden development? Design should be seen as a composition going right to the corner—i.e. including wall treatment to shortened garden. Front facade here lines up with side elevation of corner house—which in this case is same line as existing garage) would not want to see it come any further forward, but certainly scope for 2/3 storeys.



22 Farmcote Road

Ward: Grove Park
Planning Reference:
DC/16/096049
Refusal Date: 25/05/2016
Postcode: SE12 0JZ

The construction of a single storey 1 bedroom dwelling house to the rear of 22 Farmcote Road SE12 together with associated landscaping, cycle and bin storage.

Fig. 59: Map of refused application at Farmcote Road

9.4. 110 Courthill Road

The excavation of the basement to create an additional floor and the construction of a two storey extension to the upper floors with balconies at first floor level to the rear at 110 Courthill Road SE13, to provide 4, one bedroom self-contained flats and 1, two bedroom maisonette, together with lightwells, metal railings and piers, waste/recycling bin and cycle storage areas to the front.

Application date: 07 July 2015

Decision date: 17 November 2015

Pre-app Y/N: N

Appeal Y/N: N

Reason for refusal:

Reason 1

The proposal would constitute inappropriate development in a location that would compromise the continued function of the rear employment generating use and would not meet required levels of design and so would be unacceptable in principle.

- National Planning Policy Framework
- Core Strategy
 - Policy 5 Other employment locations
 - Policy 16 Conservation areas, heritage assets and the historic environment
- Local plan
 - Policy 3 Conversion of a single family house to two or more dwellings
 - Policy 11 Other employment locations

Reason 2

The development, by virtue of its depth, height and proximity to the boundary, its cumulative bulk and the size, would result in a bulky, disproportionate extension that would cause harm to the appearance of the house and the streetscene and would cause harm to living conditions of neighbouring occupiers.

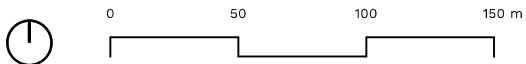
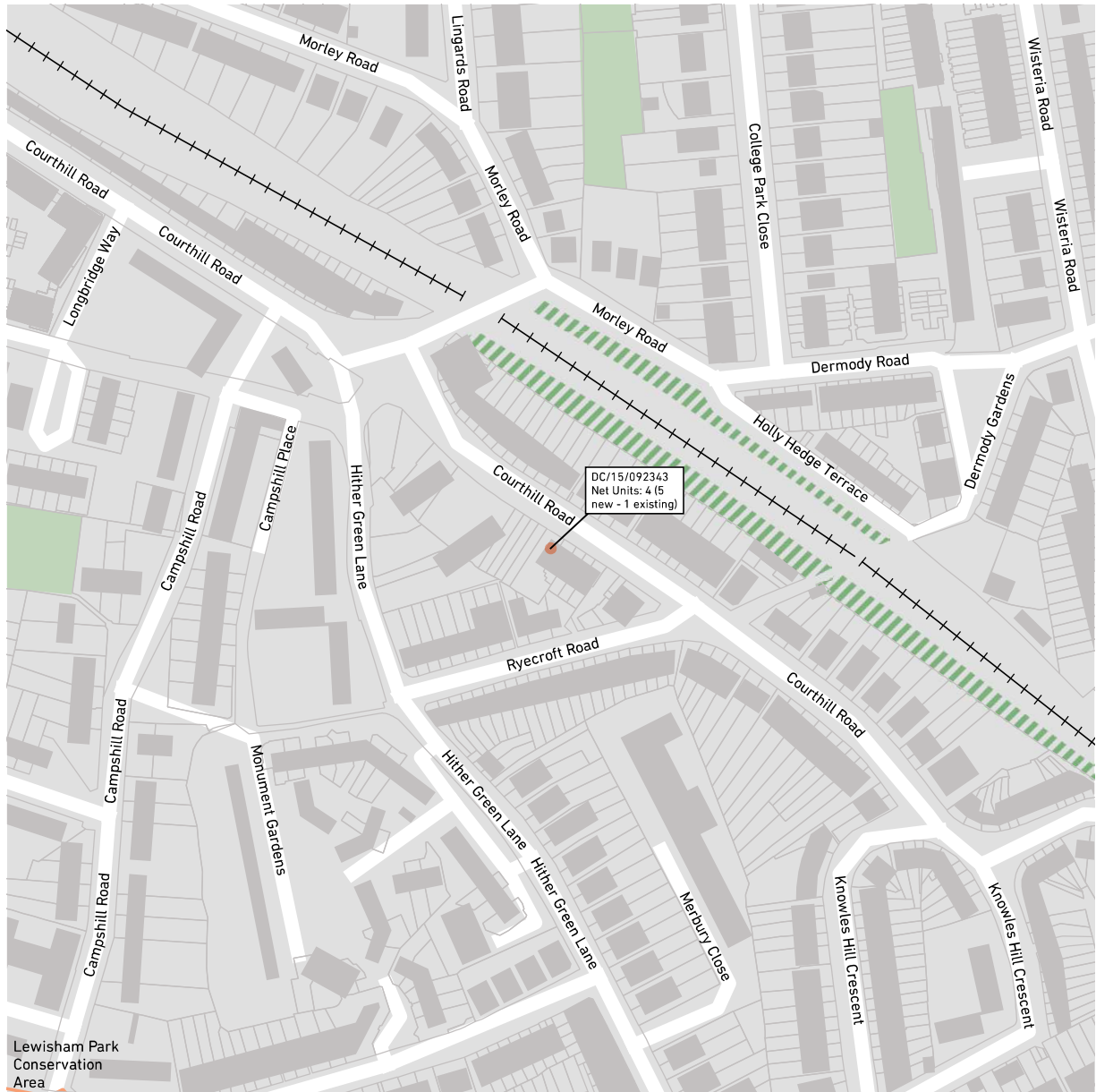
- Local plan
 - DM31 Alterations/extensions to existing buildings
- The Residential Development Standards

Design Review

The extent of alteration that was proposed to a currently relatively modest two storey Victorian semi was unlikely to be successful. In the context, with an adjacent three-storey terrace and four-storey buildings in the immediate vicinity, one feels that either a simpler, more modest conversion of fewer homes, or a new-build three storey solution with no basement might have made better starting points. The current scrapyard function would perhaps be better relocated elsewhere, as the applicant claims they will do, and the site's future – and the amenity of neighbours – would arguably be better without retaining an employment function. Rather than retaining employment uses, a section 106 contribution could be sought. The design strategy underlying the proposal is notably poor.

Heritage Review

Agree—this form of employment must be having a negative impact on residential amenity and would be best relocated, so policy flexibility would be appropriate. Would be preferable to demolish houses on Courthill Road and rebuild to the line of adjacent houses (forward) and match height too—consider continuing ridge line to consolidate. NB scrap yard also seem to own much larger site adjacent, was there a LA desire for a more comprehensive development encompassing this too?



Ward: Lewisham Central
Planning Reference:
DC/15/092343
Refusal Date: 17/11/2015
Postcode: SE13 6HA

110 Courthill Road

The excavation of the basement to create an additional floor and the construction of a two storey extension to the upper floors with balconies at first floor level to the rear at 110 Courthill Road SE13, to provide 4, one bedroom self-contained flats and 1, two bedroom maisonette, together with lightwells, metal railings and piers, waste/recycling bin and cycle storage areas to the front

Fig. 60: Map of refused application at Courthill Road

9.5. 17 Brandram Road

The demolition of the existing buildings at 17 Brandram Road SE13 and the construction of a three storey block to provide 3 two bedroom and 1 three bedroom self-contained flats, together with the provision of 4 cycle spaces.

Application date: 15 February 2016

Decision date: 11 April 2016

Pre-app Y/N: N

Appeal Y/N: Y

Reason for refusal:

Reason 1

The proposed development by reason of its scale, massing & architectural detailing does not provide a high standard of design quality and fails to take the opportunities available for improving the character and appearance of the area, to the detriment of the streetscape and wider Conservation Area.

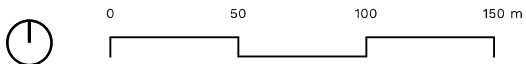
- London plan
 - 7.6 Architecture
 - 7.8 Heritage Assets & Archaeology
- Local plan
 - Policy DM30 Urban design and local character
 - Policy DM36 New development, changes of use and alterations affecting designated heritage assets and their setting
- Core strategy
 - Policy 15 High quality design for Lewisham
 - Policy 16 Conservation areas, heritage assets and the historic environment

Design Review

The site's former planning history suggests that a traditional treatment will find favour in this conservation area setting. The rejected application follows this approach, but the result is an ungainly composition whose mansard top storey is out of scale with its surroundings, and whose front elevation is marred by an unfriendly blank ground floor façade. Some units are undersized. The later approved application – following a refused appeal – is better, more in scale, and sits well within its context. A positive planning outcome.

Heritage Review

Agree—the top-heavy mansard and the black ground floor projection of the refused scheme are ungainly, and the recessed first floor balcony is fussy and likely to a repository for junk rather than an amenity space. The chief merit of the approved scheme is that it is 2 rather than three storeys high, and admirably simple in elevation. The legibility of the central door is preferable too. It now reads as a continuation of the existing houses to its right, however given the slope of the street and the volume of the block to the left, this could have been a site where 3 storeys would work. NB CONSERVATION AREA designation was probably instrumental here in refusing a visually poor scheme.



17 Brandram Rd

Ward: Blackheath
Planning Reference:
DC/15/094878
Refusal Date: 11/04/2016
Postcode: SE13 5RT

The demolition of the existing buildings at 17 Brandram Road SE13 and the construction of a three storey block to provide 3 two bedroom and 1 three bedroom self-contained flats, together with the provision of 4 cycle spaces.

Fig. 61: Map of refused application at Brandram Road

9.6. 12 Muirkirk Road

Demolition of the existing lock-up garages and the construction of 2, part one/part two storey blocks to provide 5, two bedroom dwelling houses at the site of 12 Muirkirk Road SE6, together with the change of use of the vacant retail unit and the extension and conversion of the frontage building to provide 2, two bedroom dwelling houses and provision of refuse and cycle storage.

Application date: 02 December 2015

Decision date: 27 January 2016

Pre-app Y/N: N

Appeal Y/N: Y

Reason for refusal:

Reason 1

The development would provide a poor standard of accommodation for future residential occupiers by reason of poor outlook, limited direct daylight and sunlight, unacceptable overlooking between units, lack of ground floor defensible space and lack of private outdoor amenity areas

- London plan
 - Policy 3.5 Quality and Design of housing developments
- Core strategy
 - Policy 14 High quality design for Lewisham
- Local plan
 - Policy DM 32 Housing Design, layout and space standards

Reason 2

The proposed development, by virtue of its siting and scale would be detrimental to the amenities of surrounding residential properties, particularly the mews developments to the north-west and south of the application site

- Local plan
 - DM 30 Urban design and Local character
 - DM 33 Development on infill sites, backland sites, back gardens and amenity areas

Reason 3

The proposed refuse and recycling storage area would not be accessible to the Council's refuse vehicles and neither has an area been indicated which could serve as a suitable collection point for waste and recycling

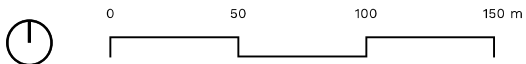
- Local plan
 - DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

Design Review

Super-dense residential development of an alley behind a suburban shopping parade. Original refused on account of poor outlook, overlooking, inadequate bins and bike provision, and lack of ground floor amenity space, the application was resubmitted with fewer units, private amenity spaces added, better refuse and cycle arrangements, and more outdoor space. It remains a very dense development, but one that is workable, and that has a part to play in the intensification of central sites. Effective use of planning policy to improve an application prior to approval. It is noted that current photos show the scheme to be gated, unlike what is shown in the planning approval.

Heritage Review

Success or otherwise of this very dense scheme will be very dependent on the quality of floorscape in the rear street. I would like to know more about how the external spaces are used in practice, and arrangements for maintenance. The concept of communal "outdoor rooms" is attractive, but how will sense of ownership work out in practice? Interesting that it is gated—given location behind shops would be good to feel that non-residents might be able to use these spaces—at least during daylight hours.



Ward: Catford
Planning Reference:
DC/15/094462
Refusal Date: 27/01/2016
Postcode: SE6 1BE

12 Muirkirk Rd

Demolition of the existing lock-up garages and the construction of 2, part one/part two storey blocks to provide 5, two bedroom dwelling houses at the site of 12 Muirkirk Road SE6, together with the change of use of the vacant retail unit and the extension and conversion of the frontage building to provide 2, two bedroom dwelling houses and provision of refuse and cycle storage.

Fig. 62: Map of refused application at Muirkirk Road

9.7. 96 Stanstead Road

The demolition of the existing garage and the construction of a single storey plus basement one bedroom detached dwelling in the back garden.

Application date: 04 August 2015

Decision date: 29 October 2015

Pre-app Y/N: N

Appeal Y/N: N

Reason for refusal:

Reason 1

The proposal would constitute inappropriate development in a back land location and would be unacceptable in principle, contrary to the objectives of the National Planning Policy Framework

- London plan
 - Policy 7.4 Local Context
- Spatial Policy 1 Lewisham Spatial Strategy
- Development Management Plan Policy 33

Reason 2

The development by virtue of its design, location and size would result in an incongruous addition to the wider streetscene, at odds with the established pattern of development in the area and the overall quality of accommodation provided would be substandard with an inadequate level of outlook.

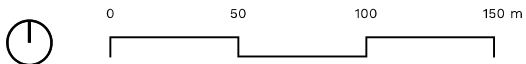
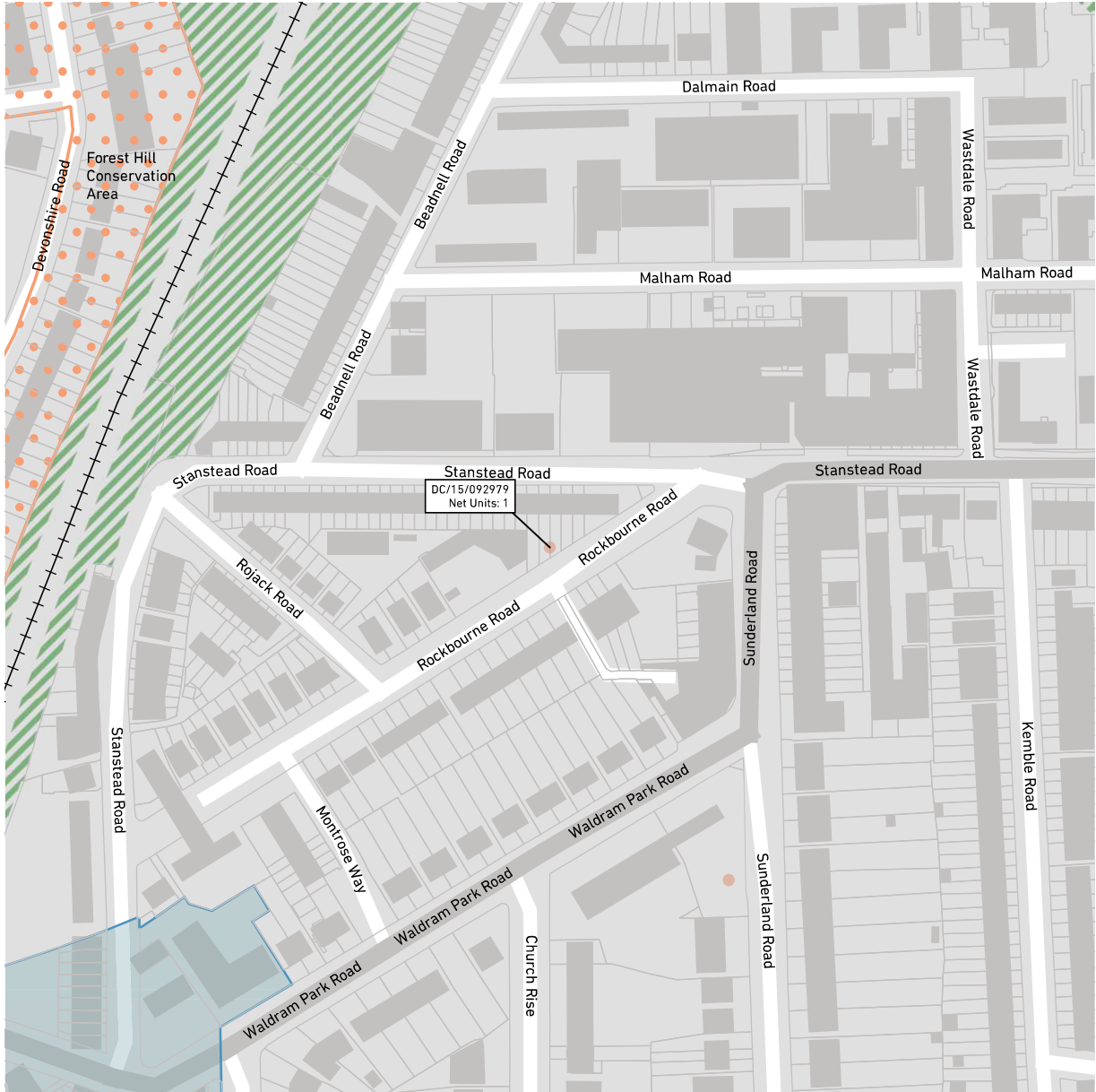
- London plan
 - Policy 7.4 Local Context
 - Policy 7.6 Architecture
- Core strategy
 - Policy 15 High Quality Design for Lewisham
 - Policy DM30
 - Policy DM32
- Local plan
 - Policy DM33 Development on infill sites, backland sites, back gardens and amenity areas

Design Review

A proposal at the rear of a garden which backs onto a street. There ought to be an acceptable way to build a small house here: two doors down a youth club is significantly closer to the rear of the terrace than this proposal. This application's failure derives, most probably, from the poor quality of drawing and thinking that has gone into it. A thoughtful application by a committed and careful architect ought to succeed. Good urbanism requires this kind of site to be exploited.

Heritage Review

The lowered floor of this development is totally below ground level and gets light and ventilation from a sunken courtyard only. The use of render and the flat roof of the bike shed don't promise the kind of robust, well detailed abutment to the pavement which would be desirable. I agree that there should be scope for infill here, and it could definitely go as high as the youth club on the road elevation. NB there is much scope for an improved, higher density scheme on the youth club site, and it's a pity the youth club is not better located in relation to the nearby nature reserve.



96 Stanstead Rd

Ward: Perry Vale
Planning Reference:
DC/15/092979
Refusal Date: 29/10/2015
Postcode: SE23 1BS

The demolition of the existing garage and the construction of a single storey plus basement one bedroom detached dwelling in the back garden

Fig. 63: Map of refused application at Stanstead Road

9.8. 25 Fordyce Road

The demolition of the existing garages onto land adjoining 25 Fordyce Road SE13 and the construction of a four storey block incorporating balconies comprising 8 two bedroom self-contained flats, together with the provision of 16 cycle spaces and refuse storage area.

Application date: 22 October 2015

Decision date: 17 December 2015

Pre-app Y/N: Y

Appeal Y/N: N

Reason for refusal:

Reason 1

Due to the scale, siting and over-complicated building form, the proposed development fails to respect and complement the scale, alignment and character of surrounding existing development giving rise to a bulky, overbearing and incongruous addition to the street that would significantly harm the character and appearance of the surrounding area and the amenities of neighbouring occupiers

- Core strategy
 - Policy 15 High quality design for Lewisham
 - Local plan
 - DM Policy 30 Urban design and local character
 - DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

Reason 2

The applicant has failed to provide sufficient information to allow a full and accurate assessment of the sunlight and daylight impacts of the proposed development and therefore the assessment of full impact of the proposal upon the amenities of neighbouring occupiers

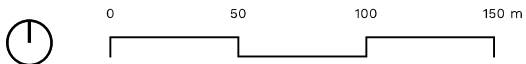
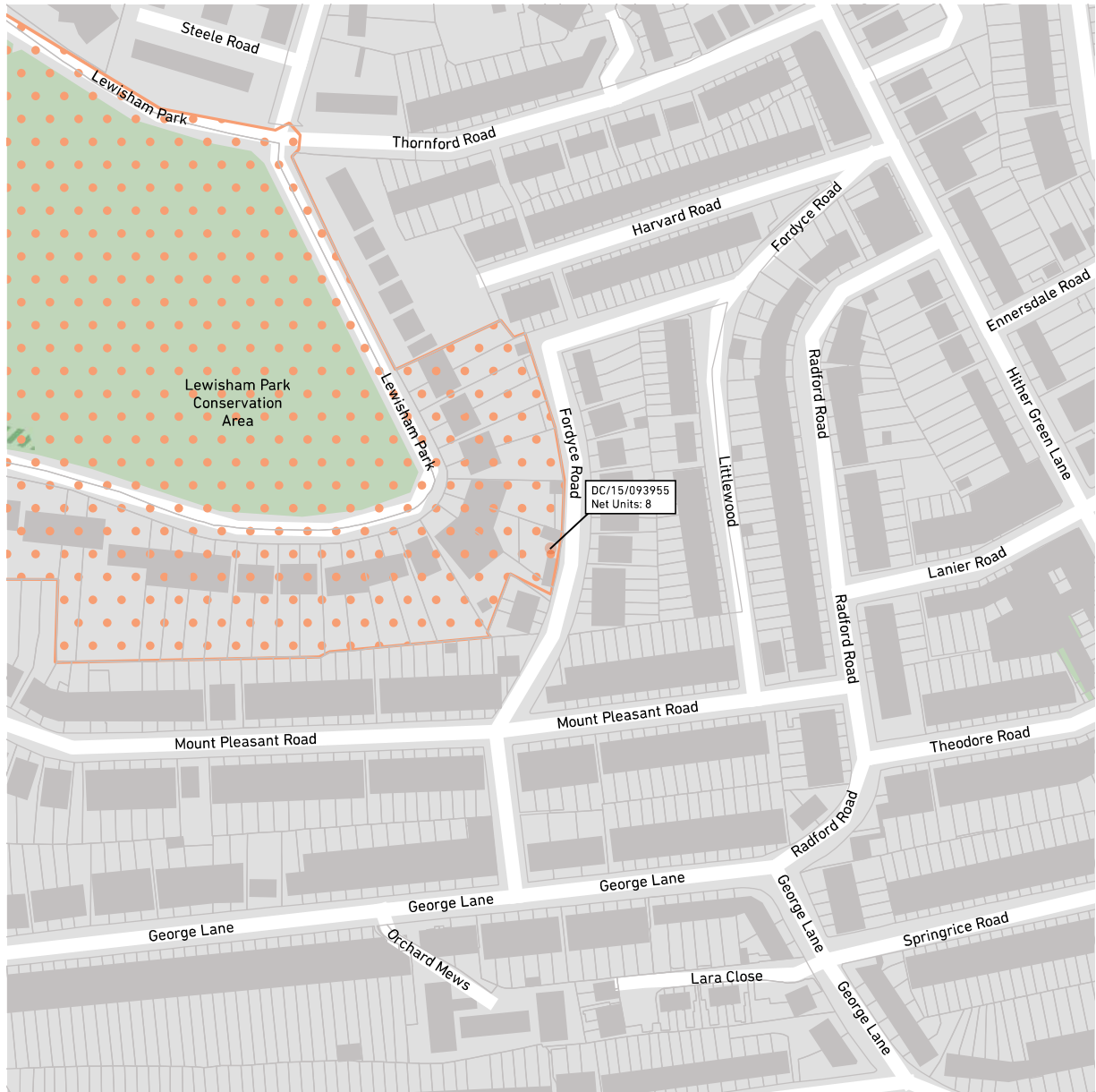
- Local plan
 - DM Policy 32 Housing design, layout and space standards

Design Review

Another plot which should lend itself to small site development. The DAS rigorously runs through a whole series of possible development options before opting for overdevelopment in the form of eight flats, four storeys high, where a more appropriate approach would be perhaps three homes, two to three storeys high. As a result, the design becomes rigid, inappropriately symmetrical and too high. Its generic apartment block form is belied by the careful analysis of context that precedes it. One would hope that a more appropriate design, still viable though perhaps less profitable, will come forward in time. Can it be encouraged?

Heritage Review

Agree—two storey development along this section of Fordyce Road would seem appropriate—perhaps conceived of as a contemporary mews row—flat fronted, direct to the street, simply detailed—would be great if a developer could acquire the setback block of three houses to the LHS and incorporate that.



Ward: Lewisham Central
Planning Reference:
DC/15/093955
Refusal Date: 17/12/2015
Postcode: SE13 6RH

25 Fordyce Rd

The demolition of the existing garages onto land adjoining 25 Fordyce Road SE13 and the construction of a four storey block incorporating balconies comprising 8 two bedroom self-contained flats, together with the provision of 16 cycle spaces and refuse storage area.

Fig. 64: Map of refused application at Fordyce Road

9.9. Cheney Court, Sunderland Road

The demolition of the existing garages at the rear of Cheney Court, Waldram Park Road SE23 and the construction of 2 three-storey, semi-detached four-bedroom houses with associated landscaping works, provision of bin and bicycle storage and on-site parking to the front with new vehicular access onto Sunderland Road together with the provision of 8 new parking spaces, bin storage and enhanced amenity space for the existing residents at Cheney Court.

Application date: 03 May 2016

Decision date: 17 November 2016

Pre-app Y/N: N

Appeal Y/N: N

Reason for refusal:

Reason 1

The proposal fails to demonstrate the acceptability of the loss of the existing garages and parking area in relation to both the principle of development and the highways and transport impacts of the proposal

- London plan
 - Policy 6.13 Parking
- Core strategy
 - Policy 14 Sustainable movement and transport
- Local plan
 - DM Policy 29 Car parking

Reason 2

The proposals by reason of the provision and siting of front facing roof terraces, materials and detailing would result in a poor standard of architecture giving rise to a harmful impact upon the character and appearance of the Sunderland Road streetscene

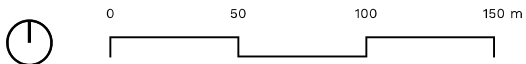
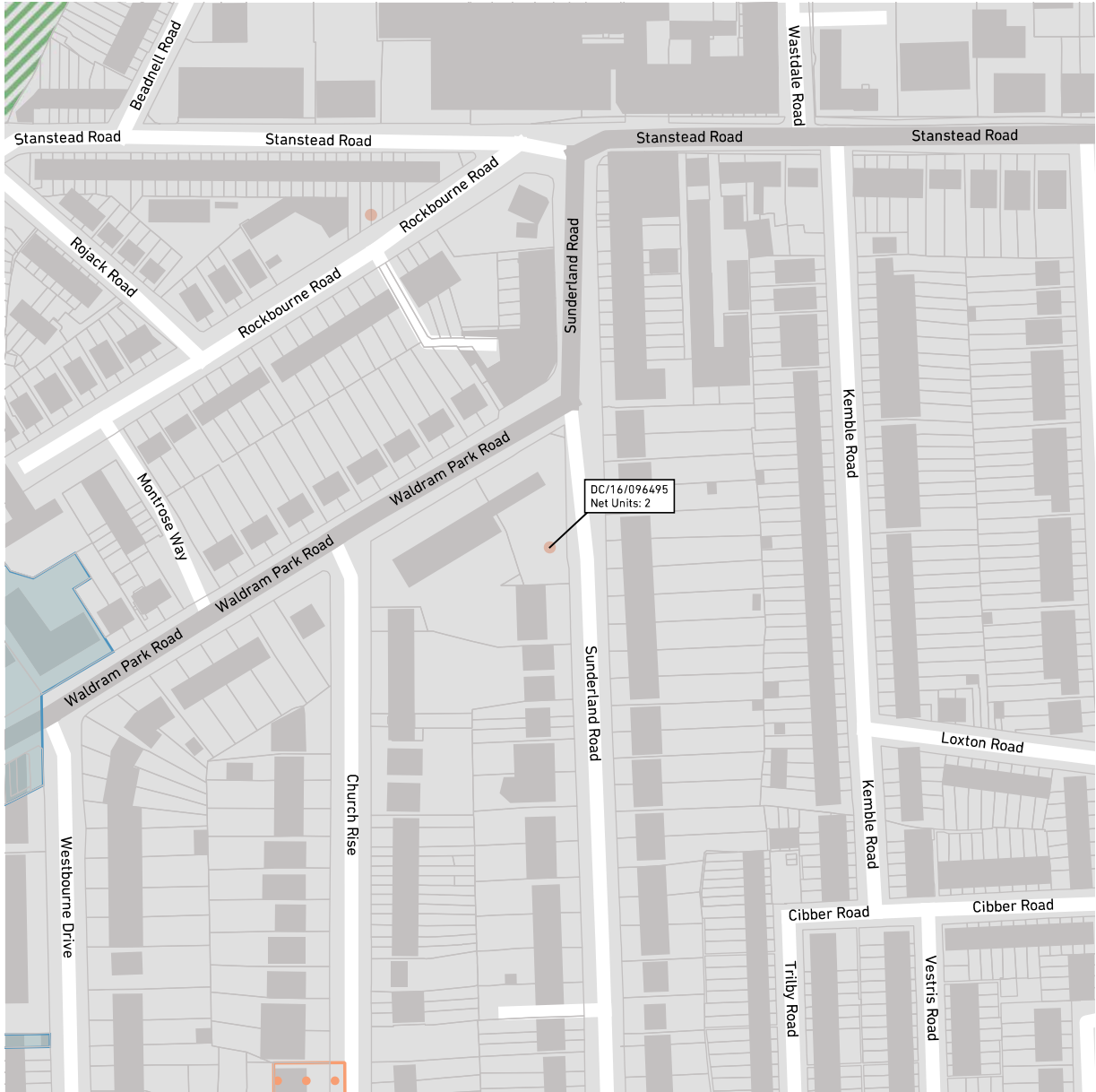
- Core strategy
 - Policy 15 High quality design for Lewisham
- Local plan
 - DM Policy 30 Urban design and local character
 - DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

Design Review

Infill development of 2 semi-detached houses replacing a redundant garage court. Initially turned down because of concerns about loss of existing parking, and the appearance of the block, a revised application with better explanation and very minor design changes was granted permission. The design is bland but uncontentious.

Heritage Review

Agree this is fine, but given the massing of the block of flats, would a development closer to the street have been acceptable and given more scope? What is the ownership of the large grassed area within the block? Have we lost the opportunity to develop this by granting this consent?.



Ward: Perry Vale
Planning Reference:
DC/16/096495
Refusal Date: 17/11/2016
Postcode: SE23 2PL

Sunderland Rd

The demolition of the existing garages at the rear of Cheney Court, Waldram Park Road SE23 and the construction of 2 three-storey, semi-detached four-bedroom houses with associated landscaping works, provision of bin and bicycle storage and on-site parking to the front with new vehicular access onto Sunderland Road together with the provision of 8 new parking spaces, bin storage and enhanced amenity space for the existing residents at Cheney Court.

Fig. 65: Map of refused application at Sunderland Road

9.10. 367 Baring Road

Demolition of one existing house at 367 Baring Road and erection of 8no. houses with associated access, car and cycle parking and landscaping.

Application date: 21 May 2018

Decision date: 28 November 2018

Pre-app Y/N: Y

Appeal Y/N: N

Reason for refusal:

Reason 1

The proposed development by reason of siting and scale, would appear as an overbearing form of development that would result in unacceptably reduced outlook and increased sense of enclosure to the occupants of No.s 18, 22, 26, 28, 30, 32, 36, 40, 42 and 46 Wydeville Road and a harmful reduction in privacy for the occupants of 3, 4, 5, 6, 7 and 8 Wydeville Manor Road.

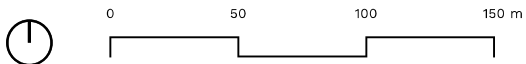
- National Planning Policy Framework
 - Paragraph 127
- London plan
 - Policy 3.5 Quality and design of housing developments
- Core strategy
 - Policy 15 High quality design for Lewisham
- Local plan
 - DM Policy 32 Housing design, layout and space standards
 - DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

Design Review

The scheme is for 8 houses on a backland site, accessed by demolishing a semi-detached bungalow. Its layout is somewhat bitty and counter-intuitive: one wonders whether a single two-storey terrace on the west edge of the site might not have been a simpler approach. In the application which was refused, houses, seemingly from a generic and undistinguished design template, are three-storey and were adjudged too high, reducing outlook and privacy to existing neighbours. The subsequent approved application is very similar, except that hipped roofs reduce the single house to two storeys and gives the other houses somewhat cramped top floor master bedrooms. The scheme remains generic and indifferent to context.

Heritage Review

Ultimate NIMBY nightmare! Would it have been possible to achieve a completely car free scheme here? It is the introduction of car access into the centre of the block which is most intrusive for all the neighbours who have grown used to backing onto a green oasis. And the roadways dominate the layout. I agree that the scheme is very bitty and a mews type continuous block would have been preferable, and could have offered up an attractive rear boundary to at least one set of abutting back gardens.



367 Baring Road

Ward: Downham
Planning Reference:
DC/18/107143
Refusal Date: 28/11/2018
Postcode: SE12 0EE

Demolition of one existing house at 367 Baring Road and erection of 8no. houses with associated access, car and cycle parking and landscaping.

Fig. 66: Map of refused application at Baring Road

9.11.Hill House 28a Sydenham Hill

Demolition of Hill House 28a Sydenham Hill SE26, the change of use, alteration and extension to 28 Sydenham Hill SE26 including the formation of front and rear lightwells, together with the construction of a part/two, part/three, part/four, part five storey building, to provide 40 self-contained 'Extra Care' home units comprising 19, two bedroom and 21, one bedroom flats, with the provision of 7 car parking spaces, cycle parking and associated landscaping.

Application date: 13 January 2016

Decision date: 10 January 2018

Pre-app Y/N: Y

Appeal Y/N: N

Reason for refusal:

Reason 1

The proposal, by reason of excessive scale, height, bulk and massing would represent a significant over-development of the site, appearing as an overbearing and discordant form of development that would disrupt the established building form, and harm the designated 'Areas of Special Character'

- Core strategy
 - Policy 15 High quality design for Lewisham
- Local plan
 - 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 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest

Reason 2

The proposed building would fail to respect or be sympathetic to the historic character and prominence of the locally listed building, resulting in a poor relationship that would compromise the setting of Highfield and existing streetscape

- Core strategy
 - Policy 15 High quality design for Lewisham
- Local plan
 - DM Policy 30 Urban design and local character'
 - DM Policy 37 'Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest

Reason 3

The proposed development, by reason of siting, scale and massing, would result in adverse harm upon the setting of Droitwich Close, appearing as an overbearing and incongruous introduction that would overshadow the existing amenity space and impair outlook to occupiers

- Core strategy
 - Objective 10: 'Protect & Enhance Lewisham's Character'
 - Policy 15 'High Quality Design for Lewisham'
- Local plan
 - DM Policy 32 'Housing design, layout and space standards'
 - DM Policy 33 'Development on infill sites, backland sites, back gardens and amenity areas'

Reason 4

The proposed standard of residential accommodation would be compromised significantly by virtue of the dense and overbearing scale and layout of the building that would result in sense of enclosure, overshadowing and poor outlook to some units and the communal garden area

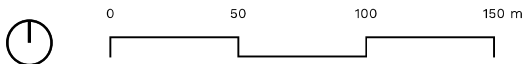
- Local plan
 - Policy 32 'Housing design, layout and space standards

Reason 5

The proposal, by reason of insufficient provision of off-street parking, and the likely demand attributed to the nature of the use, would result in potential increased parking to neighbouring streets

Local plan

- DM Policy 29 Car parking



Ward: Forest Hill
Planning Reference:
DC/15/094733
Refusal Date: 10/01/2018
Postcode: SE26 6TP

Hill House 28a Sydenham Hill

Demolition of Hill House 28a Sydenham Hill SE26, the change of use, alteration and extension to 28 Sydenham Hill SE26 including the formation of front and rear lightwells, together with the construction of a part/two, part/three, part/four, part five storey building, to provide 40 self-contained 'Extra Care' home units comprising 19, two bedroom and 21, one bedroom flats, with the provision of 7 car parking spaces, cycle parking and associated landscaping

Fig. 67: Map of refused application at Sydenham Hill

Design Review

Redevelopment of an existing older person's home to provide more units and a better arrangement. Retention of the locally listed villa on Sydenham Hill and demolition of the C20 block behind. The project tries to squeeze too much onto a tight site, with constraints including existing trees and a steep slope. The result is a bulky, over scaled development which damages both its own site and its surroundings. It was therefore right to refuse permission. The basic site layout is probably the right one, but any redesign would need to consider less units per storey, and one less storey overall. Elevations are woeful.

Heritage Review

The locally listed building is a handsome symmetrical villa, already somewhat stranded by the development of the two Y shaped blocks of flats to the LHS. Sinking a light well in front of it, adding a side extension which comes up above wall height and making the central front door redundant removes all remaining dignity from it. I'm not sure that I agree that this basic layout is acceptable, I would like to see all new development to the rear of the existing villa, and I think this is an instance where the strong vocabulary of the existing building could be referenced—the parallel chimney stacks and semi-circular brick arches for instance.

