

Committee	PLANNING COMMITTEE A	
Report Title	13 Bolden Street	
Ward	Brockley	
Contributors	Alfie Williams	
Class	PART 1	22 July 2021

Reg. Nos. DC/20/120731

Application dated 08.03.21

Applicant Mary-Clare Awford

Proposal The construction of a mansard roof extension with two dormer windows to the front roofslope and two windows to the rear at 13 Bolden Street, SE8.

Background Papers (1) Submission drawings
 (2) Submission technical reports and documents
 (3) Internal consultee responses

Designation Air Quality Management Area
 Area of Archaeological Priority
 Brookmill Road Conservation Area
 Brookmill Road Conservation Area Article 4
 Direction
 Deptford Neighbourhood Forum
 PTAL 4

1 SUMMARY

- 1 This report sets out the Officer's recommendation of approval for the above proposal. The report has been brought before Committee for a decision due to the submission of an objection by the Brookmill Road Conservation Area Society.

2 SITE AND CONTEXT

Site description and current use

- 2 The application site is a two storey end-of-terrace property located on the north-western side of Bolden Street. The property is constructed from yellow stock brick under its original slate London 'butterfly' roof and chimney stacks. The roof is concealed behind the front façade by a continuous parapet with stucco cornice, obscuring the pitches and gutter, with only chimney stacks and pots visible above the corniced parapets. At the rear, the property features a two storey outrigger.

Figure 1. Site Location Plan



Character of area

- 3 The surrounding area is prominently residential and is comprised of similar Victorian terraces. The properties on Bolden Street are characterised by London 'Butterfly' roofs, which were used extensively in the 19th century and can be found throughout the Brookmill Road Conservation Area. The roofscape of Bolden Street is largely unaltered other than a mansard extension at No 18 on the opposite side of the road. The mansard at No18 is nearing completion following an application granted in January 2019. Albyn Road, at the south-eastern end of road features a high proportion of mansard extensions. The mansard extensions at Nos 158, 162 and 164 Albyn Road are visible from Bolden Street.

Heritage/archaeology

- 4 The property is within the Brookmill Road Conservation Area and subject to an Article 4 Direction, which restricts permitted development rights on elevations that front a public space. The character and appearance of the Brookmill Conservation Area is made up of modest, two storey houses, originally for working and lower middle classes, built mainly between 1850 and 1890. Houses are usually grouped in short terraces of two, four, six or eight in which the single house forms a unit within the larger entity of the street. Despite some differences in elevation treatment of the terraces, the character of the area is one of great architectural unity with the occasional accent at a street corner.
- 5 The building is not listed nor is it in the vicinity of a listed building.

Transport

- 6 The application site has a Public Transport Accessibility Level (PTAL) rating of four, where on a scale of 1-6b, 1 is lowest and 6b is highest.

3 RELEVANT PLANNING HISTORY

Application site

- 7 DC/16/97644: The construction of a mansard roof extension with two dormer windows to the front roofslope and two dormers to the rear at 13 Bolden Street, SE8 – refused 16 September 2016 for the following reasons:
1. *The proposed mansard roof extension, by reason of its height, detailed design and materials would be an incongruous, unsympathetic and visually intrusive addition harmful to the historic design conventions of the host property and the character and appearance of the Brookmill Road Conservation Area. As such, the proposal would be contrary to Policies 7.4 Local character, 7.6 Architecture and 7.8 Heritage assets and archaeology of the London Plan (March 2016), Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011), DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings and 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014) and paragraph 6.7 of the Residential Standards SPD (updated May 2012).*
 2. *The proposed mansard roof extension would result in the loss of the historic roof form to the detriment of the character of the host property, the historic and cohesive nature of the immediate terrace of which it forms part, Bolden Street and the Brookmill Road Conservation Area. As such it would be contrary to Policies 7.4 Local character, 7.6 Architecture and 7.8 Heritage assets and archaeology of the London Plan (March 2016), Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (June 2011), DM Policies 30 Urban design and local character, 31 Alterations/extensions to existing buildings and 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014) and paragraph 6.7 of the Residential Standards SPD (updated May 2012).*

- 8 An appeal against the refusal was dismissed on 1 February 2017 with the Inspector making the following assessment:

“Although the front of the proposed mansard roof would be recessed behind the parapet, I do not share the appellant’s view that it would have no tangible impact on the street scene. It would create a further storey that would appear bulky relative to the original house, and disruptive to the cohesion of the terrace and wider streetscene”

Neighbouring sites

- 9 DC/18/109040: The construction of a mansard roof extension at 18 Bolden Street, SE8 – granted on 29 January 2019 following the Planning Committee C meeting held on 24 January 2019 in which members resolved to overturn Officers recommendation of refusal.

4 CURRENT PLANNING APPLICATION

4.1 THE PROPOSALS

- 10 The proposed development would see the construction of a mansard extension to the butterfly roof. The mansard would measure 7.2m deep x 5.7m wide with a height of 1.4m above the parapet. The front roof slope of the mansard would be set back 0.25m from the bottom of the parapet.
- 11 The mansard would be clad in natural slate with a stock brick parapet wall on either side. The front and rear roof slopes would be punctuated with lead clad dormers housing timber sash windows. The dormers would be aligned with the existing windows on the elevation below. The butterfly roof form would be retained to the rear.

4.2 COMPARISON WITH PREVIOUS SCHEME

- 12 The proposed development is largely the same as the scheme refused in 2016 in terms of scale, massing, materials and set back from the front parapet. This is demonstrated by section and front elevation drawings below:

Figure 2. Scheme refused in September 2016 (DC/16/97644)

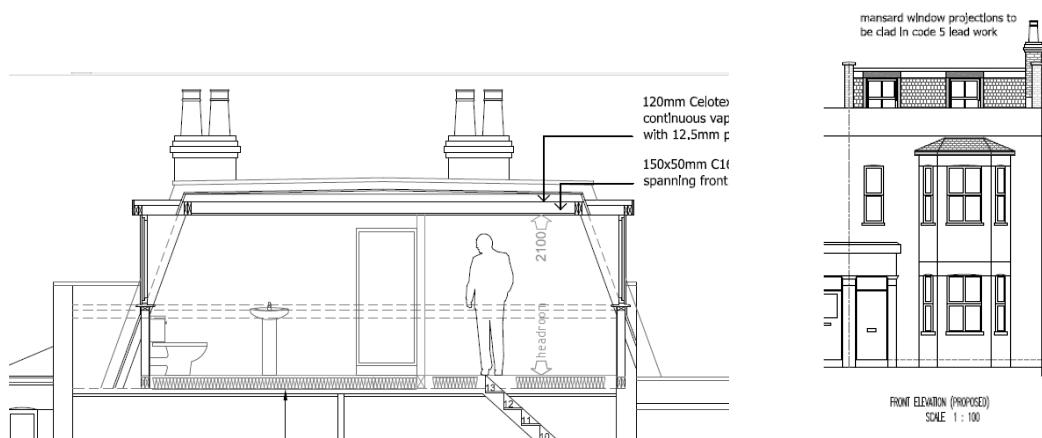
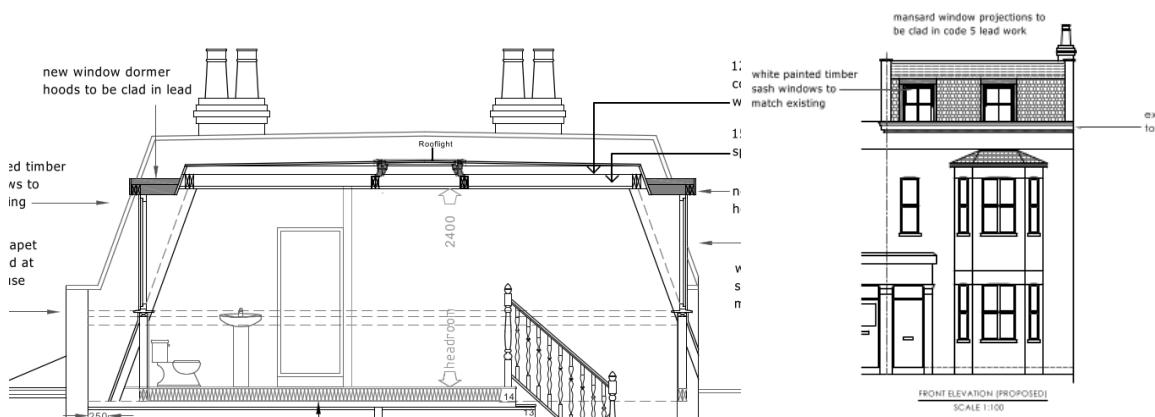


Figure 3. Current scheme



5 CONSULTATION

5.1 APPLICATION PUBLICITY

- 13 Site notices were displayed and a press notice was published on 24 March 2021.
- 14 Letters were also sent to residents in the surrounding area as well as to the relevant Ward Councillors on 24 March 2021. The Brookmill Society was consulted on 6 April 2021.
- 15 21 responses were received in response all in support of the application.

5.1.1 Comments in objection

- 16 The amenity society for this area, Brookmill Road Conservation Area Society, raised objections to the harmful visual impact to the Brookmill Road Conservation Area resulting from the visual intrusion resulting from the additional bulk and massing of the mansard above the characteristic unified parapet line of the group of houses within an otherwise unaltered roofscape. This assessment of the harm to the Conservation Area was supported by the Brockley Society, the amenity society for the Brockley Conservation Area. See paras 43-53 for further discussion.

5.1.2 Comments in support

Comment	Para where addressed
Provides family housing	31-33
Historically sympathetic in terms of design, form and materials	47-52
In keeping with the established character of the surrounding roofscape	47-52

- 17 A comment in support of the application also raised the cost of maintaining London roofs, which is not assessed to be material to this planning application.
- 18 The St John's Society (covering the St John's Conservation Area) commented in support of the application on the grounds that mansards are an appropriate addition to this building typology and noted that there are precedents in the vicinity and throughout the conservation area. The society also noted that there are environmental benefits in terms of conserving energy and extending an existing building rather than building on new land. See paras 43-53 for further discussion.

5.2 INTERNAL CONSULTATION

- 19 The following internal consultees were notified on 17 March 2021.
- 20 Conservation: raised objections. See paras 34-53 for further details.

5.3 EXTERNAL CONSULTATION

- 21 The following External Consultees were notified on 6 April 2021:
- 22 Deptford Action: Did not submit comments.

6 POLICY CONTEXT

6.1 LEGISLATION

- 23 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise (S38(6) Planning and Compulsory Purchase Act 2004 and S70 Town & Country Planning Act 1990).
- 24 Planning (Listed Buildings and Conservation Areas) Act 1990: S.66/S.72 gives the LPA special duties in respect of heritage assets.

6.2 MATERIAL CONSIDERATIONS

- 25 A material consideration is anything that, if taken into account, creates the real possibility that a decision-maker would reach a different conclusion to that which they would reach if they did not take it into account.
- 26 Whether or not a consideration is a relevant material consideration is a question of law for the courts. Decision-makers are under a duty to have regard to all applicable policy as a material consideration.
- 27 The weight given to a relevant material consideration is a matter of planning judgement. Matters of planning judgement are within the exclusive province of the LPA. This report sets out the weight Officers have given relevant material considerations in making their recommendation to Members. Members, as the decision-makers, are free to use their planning judgement to attribute their own weight, subject to aforementioned directions and the test of reasonableness.

6.3 NATIONAL POLICY & GUIDANCE

- National Planning Policy Framework 2021 (NPPF)
- National Planning Policy Guidance 2014 onwards (NPPG)
- National Design Guidance 2019 (NDG)

6.4 DEVELOPMENT PLAN

- 28 The Development Plan comprises:
- London Plan (March 2021) (LPP)
 - Core Strategy (June 2011) (CSP)
 - Development Management Local Plan (November 2014) (DMP)
 - Site Allocations Local Plan (June 2013) (SALP)
 - Lewisham Town Centre Local Plan (February 2014) (LTCP)

6.5 SUPPLEMENTARY PLANNING GUIDANCE

- 29 Lewisham SPD:
- Alterations and Extensions Supplementary Planning Document (April 2019)

7 PLANNING CONSIDERATIONS

30 The main issues are:

- Principle of Development
- Urban Design & Heritage Impact
- Impact on Adjoining Properties

7.1 PRINCIPLE OF DEVELOPMENT

General policy

31 The National Planning Policy Framework (NPPF) at Paragraph 11, states that there is a presumption in favour of sustainable development and that proposals should be approved without delay so long as they accord with the development plan.

Discussion

32 The development plan is generally supportive of people extending or altering their homes. As such, the principle of development is supported subject to an assessment of the details.

7.1.1 Principle of development conclusions

33 The principle of providing additional habitable space within the property is supported subject to an assessment of the other relevant material planning considerations.

7.2 URBAN DESIGN & HERITAGE IMPACTS

General Policy

34 The NPPF at para 126 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Policy

35 Heritage assets may be designated—including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, archaeological remains—or non-designated.

36 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives LPAs the duty to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

37 Relevant paragraphs of Chapter 16 of the NPPF set out how LPAs should approach determining applications that relate to heritage assets. This includes giving great weight to the asset's conservation, when considering the impact of a proposed development on the significance of a designated heritage asset. Further, that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset that harm should be weighed against the public benefits of the proposal.

38 LPP HC1 states that where development would affect heritage assets, it should be sympathetic to their form, scale, materials and architectural details.

- 39 CSP 16 ensures the value and significance of the borough's heritage assets are among things enhanced and conserved in line with national and regional policy.
- 40 DMP 36 echoes national and regional policy and summarises the steps the borough will take to manage changes to Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens so that their value and significance as designated heritage assets is maintained and enhanced.
- 41 DMP 31 states that extensions will not be permitted where they would adversely affect the architectural integrity of a group of buildings as a whole or cause an incongruous element in terms of the important features of a character area.
- 42 The Alterations and Extensions SPD provides detailed guidance for the design of mansard roofs but is clear that mansards may not always be an appropriate form of development within conservation areas.

Discussion

- 43 The Conservation Officer has raised an objection to the proposed addition of a mansard roof extension to the characteristic London roof of this building typology. The character of the Brookmill Conservation Area is defined, in part, by the continuous parapet line of the terraces, embellished by cornice, and the regular rhythm of doors and window openings on the elevation below. Mansard extensions project above the parapet line, interrupting the roofline of the terrace, and can detract significantly from the uniform character of the terraces along the street due to the additional bulk and height. This assessment of the harm is supported by recent guidance published by Historic England *Conserving Georgian and Victorian Terraced Houses* (July 2020).
- 44 The Council's Conservation Officer assesses that the prevailing and dominant roofscape within Bolden Street, and the Conservation Area as a whole, remains the original form. As such, the Conservation Officer concludes that the presence of other mansards within the vicinity of the application site, visible from the street and from the rear of the property, does not provide justification for additional harm. The Conservation Officer therefore identifies a high degree of harm (in the range of less than substantial in NPPF terms) to the as yet unaltered roofscape on the north-western side of Bolden Street, which forms an essential characteristic of the Conservation Area.
- 45 This conclusion is supported by the assessment of the refused 2016 application, which was appealed and the appeal dismissed. In dismissing the appeal the Inspector was clear that a mansard would be harmful to the character and appearance of the Brookmill Road Conservation Area. The Inspector was also clear that the mansard extensions on the neighbouring streets should not be considered as precedent for roof alterations on Bolden Street. This is discussed at para 7 of the appeal decision, which reads:

"The appellant has drawn attention to a number of mansard roof extensions in the vicinity of the site, and I am mindful that there are examples in Albyn Road and Lind Street within the same vista as the appeal property. To an extent, they are a feature of the conservation area, but the original roofline and form prevails. Indeed, in some cases these roof extensions have undermined the character and appearance of the original roofscape, and serve to demonstrate the harm which would result from the appeal proposal. In this case, the set-back, traditional design and matching materials of the extension would not mitigate the adverse visual impact on the dwelling, the street scene and the wider conservation area."

- 46 At para 12 of the appeal decision the Inspector considers the roofscape on Bolden Street and gives weight to the absence of mansard extensions. Para 12 reads:

"I can appreciate the appellant's frustration given the number of mansard roofs in the conservation area, including examples seen from the appeal site itself. However, I am persuaded by the Council's view that the appropriateness of this form of development in the Conservation Area will need to be assessed on a case by case basis. Whilst I note the appellant's view that there is no policy basis to 'single out' Bolden Street as a sub-area of the conservation area, its largely unaltered roofscape is nevertheless an important example of the appearance, character and continuity of the historic street."

- 47 The photograph below confirms that the mansard at No.18 Bolden Street, granted planning permission at Planning Committee in January 2019, is substantially built.

Photograph 1. Street elevation of 18 Bolden Street



- 48 The construction of the mansard at No.18 Bolden Street, opposite the application site, represents a material change compared to the time of the appeal decision and as such carries weight in the assessment of the new application. Bolden Street can therefore no longer be considered to retain an unaltered roofscape. Para 5.12.4 of the Alterations and Extensions SPD is relevant and states that where a sympathetic, traditional style mansard has been established as an accepted and prevailing characteristic within the street then future traditional style mansard proposals will be considered.

- 49 Mansard extensions are not yet a prevailing characteristic of Bolden Street. However, as Photograph 2 below demonstrates, mansards are a prevalent on the Albyn Road and are visible from Bolden Street.

Photograph 2. View south-east from Bolden Street to Albyn Road



- 50 The mansard at No.18 means that it is no longer possible to view the roofscape on Bolden Street as distinct from Albyn Road, particularly given that Bolden Street adjoins Albyn Road and mansards are visible on both streets. As such, the evolving character for mansards in the southern half of the Conservation Area is now considered to extend into Bolden Street and therefore the principle of a mansard at the application property is accepted.
- 51 The Alterations and Extensions SPD provides detailed guidance for the design of mansard extensions. The proposed mansard meets that guidance, including the front roof slope of the mansard being set back from the bottom of the parapet by 0.25m, the retention of the butterfly form at the rear, the alignment of the windows and the use of historically appropriate materials. A condition is recommended securing the specification of the materials as well as detailed drawings of the dormers, windows and rainwater goods.
- 52 It is therefore concluded that the current proposal would lead to no harm to the Brookmill Road Conservation Area. As such, it is not necessary to consider any public benefits of the scheme, including the potential environmental benefits in terms of energy efficiency raised in the letters in support, which have not been substantiated.

Summary

- 53 Officers, having regard to the statutory duties in respect of listed buildings in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant paragraphs in the NPPF in relation to conserving the historic environment, are satisfied the proposal would preserve the character and appearance of the Brookmill Road Conservation Area.

7.3 LIVING CONDITIONS OF NEIGHBOURS

Policy

- 54 NPPF para 130 sets an expectation that new development will be designed to create places that amongst other things have a ‘high standard’ of amenity for existing and future users. At para 185 it states decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and living conditions.
- 55 This is reflected in relevant policies of the London Plan (D3), the Core Strategy (CP15), the Local Plan (DMP 31) and associated guidance (Alterations and Extensions SPD 2019).

Discussion

- 56 The main impacts on amenity relevant to this application potentially arise from: (i) overbearing enclosure/loss of outlook; (ii) loss of privacy; (iii) loss of daylight within properties and loss of sunlight to amenity areas.
- 57 The mansard extension would be constructed within the footprint of the existing roof resulting in a modest increase to the height of the building. As such, the proposed development is not considered to introduce any adverse impact to neighbours in terms of an increased sense of enclosure or a harmful reduction to daylight and sunlight to neighbouring rooms or gardens. The introduction of windows at roof level would provide views similar to those already established on the elevations below thereby preventing any material change to the privacy currently enjoyed by neighbours. Noise and disturbance are not considered to be impacts given the modest scale of development proposed.

7.3.1 Impact on neighbours conclusion

- 58 The mansard extension would not result in any material harm to the living conditions of the neighbouring properties and therefore the proposed development would be compliant with CSP 15 and DMP 31.

8 LOCAL FINANCE CONSIDERATIONS

- 59 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:

- a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
- sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

- 60 The weight to be attached to a local finance consideration remains a matter for the decision maker.

- 61 This proposal would not be liable to pay CIL.

9 EQUALITIES CONSIDERATIONS

- 62 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 63 In summary, the Council must, in the exercise of its function, have due 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 persons who do not share it.
- 64 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 65 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>
- 66 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty
 - Equality objectives and the equality duty
 - Equality information and the equality duty
- 67 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>
- 68 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

10 HUMAN RIGHTS IMPLICATIONS

- 69 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. “Convention” here

means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant including:

- Article 8: Respect for your private and family life, home and correspondence
- Protocol 1, Article 1: Right to peaceful enjoyment of your property

- 70 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as Local Planning Authority.
- 71 Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with the above Convention Rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Local Planning Authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.
- 72 This application has the legitimate aim of providing alterations and extensions to a residential building. The rights potentially engaged by this application, including Article 8 and Protocol 1, Article 1 are not considered to be unlawfully interfered with by this proposal.

11 CONCLUSION

- 73 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 74 Overall, the proposed development is considered to preserve the character and appearance of the Brookmill Road Conservation Area and no adverse impacts have been identified to the living conditions of the neighbouring properties. Therefore, the application is recommended for approval subject to the conditions set out below.

12 RECOMMENDATION

- 75 That the Committee resolve to **GRANT** planning permission subject to the following conditions and informatives:

12.1 CONDITIONS

1) FULL PLANNING PERMISSION TIME LIMIT

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2) APPROVED PLANS

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

Site Location Plan received 8 March 2021;

2020/074/01A; 2020/074/02a; 2020/074/03A; 2020/074/04A; 2020/074/05A;
2020/074/06A; 2020/074/07A; 2020/074/08A; 2020/074/09A; 2020/074/10A;
2020/074/11A received 7 July 2021;

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3) MATERIALS

- (a) A detailed schedule and specification including manufacturer's literature or detailed drawings, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
- i) natural slate roof covering;
 - ii) dormers and windows (including sections at scale 1:10);
 - iii) external brickwork;
 - iv) rainwater goods and guttering

has been submitted to and approved in writing by the Council.

- (b) The works shall then be carried in full accordance with the approved details prior to the first occupation of the development, and retained thereafter.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policies 15 High quality design and 16 Conservation areas, heritage assets and the historic environment for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014)

4) EXTERNAL PIPEWORK

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

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policies 15 High quality design and 16 Conservation areas, heritage assets and the historic environment for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

12.2 INFORMATIVES

- 1) **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.