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| Committee | PLANNING COMMITTEE A | |
| Report Title | 4 Lind Street | |
| Ward | Brockley | |
| Contributors | Alfie Williams | |
| Class | PART 1 | 12 AUGUST 2021 |

Reg. Nos. DC/20/119652

Application dated 16.12.2020

Applicant James Stewart

Proposal The construction of a mansard extension to the roof of 4 Lind Street, SE8, together with the construction of single storey extension to the rear elevation, the installation of replacement timber windows in the front elevation and the insertion of new windows in the flank elevation.

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

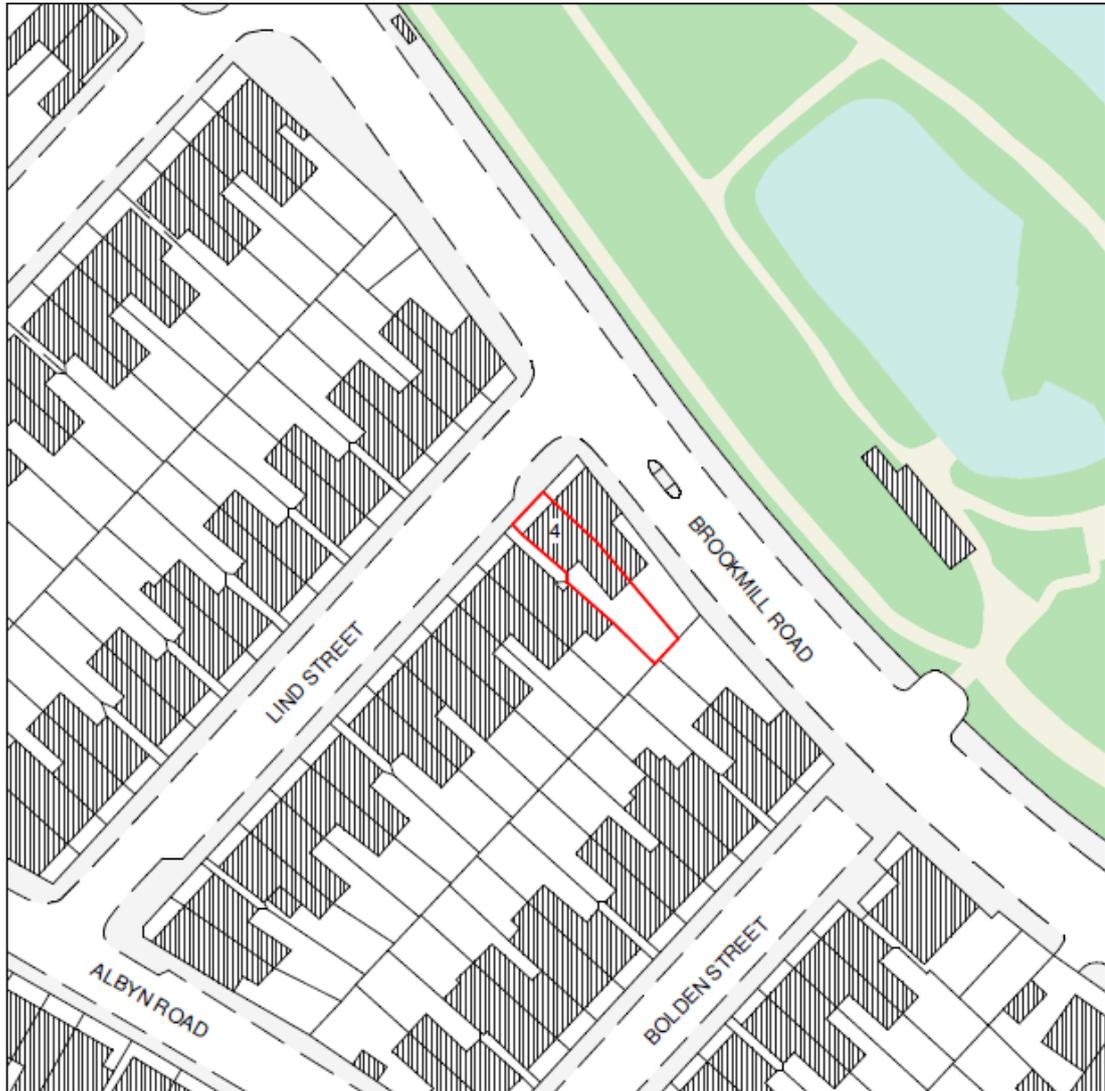
- 1 This report sets out the Officer's recommendation of approval for the above proposal. The report has been brought before Committee for a decision due to the submission of an objection by the Brookmill Road Conservation Area Society.

2 SITE AND CONTEXT

Site description and current use

- 2 The application site is a two storey end-of-terrace property located on the south-eastern side of Lind 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, obscuring the pitches and gutter. The front elevation is partially screened by a mature street tree located immediately to the front of the property. At the rear, the property features a two storey outrigger.

Figure 1. Site Location Plan



Character of area

- 3 The surrounding area is predominantly residential and is comprised of similar Victorian terraces. The properties on Lind 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 Lind Street has been altered by three mansard extensions at nos 16, 28 and 29. Albyn Road at the south-western end of the road features a high proportion of Mansard extensions. The mansard extensions at Nos 140-146 and 158 Albyn Road are visible from Lind 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. However, Lind Steet does form part of the setting of the Grade II Listed St John’s Church, situated approximately 250m to the south-west of the site.

Transport

- 6 The application site has a Public Transport Accessibility Level (PTAL) rating of 4, where on a scale of 1-6b, 1 is lowest and 6b is highest.

3 RELEVANT PLANNING HISTORY

Application site

- 7 None relevant to this application.

Neighbouring sites

- 8 DC/13/82295: The construction of a mansard roof extension, incorporating two dormer windows to the front and rear roof slopes of 29 Lind Street SE8 – granted 5 March 2013 and implemented.
- 9 DC/13/83738: The construction of a mansard roof extension incorporating two dormer windows to the front and rear roof slopes of 16 Lind Street SE8 4JE together with a single storey extension to the rear - granted 13 September 2013 and implemented.
- 10 DC/13/84135: The construction of a mansard roof extension, incorporating two dormer windows to the front and rear roof slopes of 28 Lind Street SE8 – granted 16 October 2013 and implemented.

4 CURRENT PLANNING APPLICATION

4.1 THE PROPOSALS

- 11 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.
- 12 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 centred to the front and aligned with the existing windows to the rear. The butterfly roof form would be retained to the rear, preserved by a lead apron. Additionally, cornicing would be added to the front parapet.
- 13 The proposed development also includes the construction of a single storey infill extension to the rear measuring 7m deep and between 2.5-3.2m wide and a height of between 2.7-3.1m (due to variable ground levels). The extension would feature matching brickwork, a patio door in the rear and rooflights in the flat roof.
- 14 Finally, alterations to the windows are proposed. This would include restoring timber sash windows to the front elevation and the installation of two new windows in the flank elevation of the rear outrigger at first floor level.

5 CONSULTATION

5.1 APPLICATION PUBLICITY

- 15 Site notices were displayed and a press notice was published on 13 January 2021.
- 16 Letters were sent to residents in the surrounding area as well as to the relevant Ward Councillors and the Brookmill Society on 23 December 2020.
- 17 Nine responses were received from local residents and the St John's Society, comprising nine letters of support

5.1.1 Comments in objection

- 18 The amenity society for this area, Brookmill Road Conservation Area Society, raised objections to the harmful visual impact to the Conservation Area resulting from the visual intrusion of the mansard above the characteristic unified parapet line in a prominent location close to the junction with Brookmill Road. The society also raised concerns with the mansard as initially proposed as it did not include the retention of the butterfly roof form at the rear. Officers note that the scheme was revised to address this concern. See paras 46-55 for further discussion

5.1.2 Comments in support

| Comment | Para where addressed |
|---------------------------------------------------------------------------------------------|----------------------|
| Provides family housing | 32-34 |
| The mansard would be historically sympathetic in terms of design, form and materials | 52-55 |
| The mansard would be in keeping with the established character of the surrounding roofscape | 52-55 |
| Enhancement resulting from restoring timber windows and the cornicing to the front parapet | 54 & 58 |
| Improved energy efficiency | 55 |

- 19 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 are environmental benefits in terms of conserving energy and extending an existing building rather than building on new land. See para for 46-55 further discussion.

5.2 INTERNAL CONSULTATION

- 20 The following internal consultees were notified on 23 December 2020.
- 21 Conservation: raised objections. See paras 46-55 for further details.

5.3 EXTERNAL CONSULTATION

22 The following External Consultees were notified on 23 December 2020

23 Deptford Action: Did not submit comments.

6 POLICY CONTEXT

6.1 LEGISLATION

24 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).

25 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

26 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.

27 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.

28 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

29 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

30 Lewisham SPD:

- Alterations and Extensions Supplementary Planning Document (April 2019)

7 PLANNING CONSIDERATIONS

31 The main issues are:

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

7.1 PRINCIPLE OF DEVELOPMENT

General Policy

32 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

33 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

34 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 IMPACT

General Policy

35 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

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

37 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives LPAs the duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 38 Section 72 of the 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.
- 39 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.
- 40 LPP HC1 states that where development would affect heritage assets, it should be sympathetic to their form, scale, materials and architectural details.
- 41 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.
- 42 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.
- 43 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.
- 44 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

- 45 The proposed development would include: (i) a mansard extension to the roof; (ii) a single storey infill extension to the rear and (iii) the installation of new windows.

7.2.1 Mansard extension

- 46 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, and detract significantly from the uniform character of the terraces along the street due to the additional bulk and height. As such, the Conservation Officer concludes that the proposal will cause a high degree of harm (less than substantial in NPPF terms) to the Brookmill Road Conservation Area. This assessment of the harm is supported by recent guidance published by Historic England *Conserving Georgian and Victorian Terraced Houses* (July 2020).
- 47 The Council's Conservation Officer assesses that the prevailing and dominant roofscape within Lind 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, does not provide justification for additional harm.
- 48 The Conservation Officer has also identified the impact to views of the St John's Church (listed at grade II and dating to 1854), which is visible in a number of views within the Brookmill Conservation Area. The Church is particularly notable at this southern end of

the Conservation Area where it can be seen over the rooftops in oblique views. From Lind Street it has a prime position terminating the view looking up the street. This view is shown in Photograph 1, below.

Photograph 1 (below). View of St John Church from Lind Street



- 49 This view, from the streets which are part of its Parish, is significant and contributes to the listed building's setting. The Conservation Officer assesses that the addition of a mansard at No.4 would result in a moderate degree of harm (less than substantial in NPPF terms) to the setting of the church by introducing an anomalous roof structure which would erode the prevailing architectural uniformity in significant views of the listed building.
- 50 The Conservation Officer therefore identifies harm (in the range of less than substantial in NPPF terms) to both the Brookmill Road Conservation Area and the setting of the Grade II Listed St John's Church.
- 51 The further loss of the traditional roof form identified by the Conservation Officer is acknowledged. However, the unified composition of the roofscape within the Lind Street has already been eroded by the mansard extensions at Nos 16, 28 and 29. All three mansards form prominent additions to the streetscene as illustrated within Photographs 2 - 4 below.

Photographs 2-4 (below).

| | | |
|--------------------------|--------------------------|--------------------------|
| No.16 Lind Street | No.28 Lind Street | No.29 Lind Street |
|--------------------------|--------------------------|--------------------------|



- 52 The mansards at Nos 16, 28 and 29 form part of the roofscape on Lind Street and as a matter of planning judgement are attributed more weight as a material consideration than given by the Conservation Officer. This interpretation is supported by Para 5.12.4 of the Alterations and Extensions SPD, which 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.
- 53 Mansard extensions are not yet a prevailing characteristic of Lind Street. However, mansards are more prevalent on Albyn Road, which is visible from Lind Street. The properties on Albyn Road visible on Photograph 1, terminating the view up Lind Street, have mansard additions in the middle ground of the long view to St John's Church. The combination of the existing mansards on Albyn Road and Lind Street mean that the roofscape on Lind Street already forms part of the evolving character for mansards in the southern half of the Brookmill Road Conservation Area. Therefore, a new mansard at No 4 would not result in any additional harm to the character and appearance of the Conservation Area or to the setting of the Grade II Listed St John's Church.
- 54 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 position of the windows and the use of historically appropriate materials. A condition is recommended securing the specification of the materials as well detailed drawings of the dormers and rainwater goods. This would include detailed drawings of the proposed corning to the front parapet to ensure that it would be a close match to the detailing on the neighbouring terrace.
- 55 It is therefore concluded that the proposed mansard would lead to no harm to the Brookmill Road Conservation Area. As such, it is not necessary to consider the 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.

7.2.2 Rear Extension

- 56 The proposed rear extension would infill the side return adjacent to the outrigger. The form of the original outrigger would be preserved at first floor level and therefore the extension is assessed to be subservient to the host property. The proposed yellow stock brickwork would match the existing and as such is considered appropriate. Officers also consider the contemporary flat roof form and patio doors to be suitable for an addition to the rear of the property as the extension would not be prominent from public viewpoints.
- 57 Overall, Officers are satisfied that the extension would form a sensitive addition to the property owing to the combination of historically appropriate materials and the

subservient scale. Details of the patio doors will be secured by condition to ensure that they would be high quality.

7.2.3 Windows

58 The proposal would see the removal of the poor quality uPVC front windows and replacement with timber sash windows. The detailed drawings submitted with the application confirm that the new windows would replicate the design of the original windows in terms of the proportions of the joinery and the inclusion of the decorative horns. Therefore, the restoration of timber sash windows to the front elevation of the property would enhance the character and appearance of the Conservation Area.

7.2.4 Urban design and heritage impacts conclusion

59 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. The replacement of the existing unsympathetic windows and restoration of the cornice are merits which would enhance the Conservation Area.

7.3 LIVING CONDITIONS OF NEIGHBOURS

60 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.

61 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

62 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.

63 The proposed single storey rear infill extension would be confined to the side return adjacent to the outrigger and therefore potential impacts in terms of outlook and light would be limited to No 6. No 6 has an existing lean-to structure with a plastic roof within the side return, which effectively encloses the area adjacent to boundary. The structure does not benefit from planning permission but has been in place for longer than four years and therefore is immune from enforcement action and thus can be attributed weight as a material consideration. As such, the proposed extension is not considered to introduce any additional adverse impacts in terms of outlook and light to No.6. The mansard extension would be constructed within the footprint of the existing roof resulting in a modest increase to the height of the building. The increase in height is not assessed to introduce any adverse impact to the neighbouring properties in terms of enclosure or a harmful reduction to daylight and sunlight.

64 The replacement of existing windows would not introduce any additional overlooking. 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. This is also true of the new windows in the side elevation of the outrigger given that there is an existing side window at first floor level.

7.3.1 Impact on neighbours conclusion

65 Officers have not identified any materially harmful impacts 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

66 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).

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

68 This proposal would not be liable to pay CIL

9 EQUALITIES CONSIDERATIONS

69 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.

70 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.

71 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.

72 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>

- 73 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
- 74 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>
- 75 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

- 76 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
- 77 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.
- 78 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.
- 79 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

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

81 Overall, the proposed development is considered to preserve the character and appearance of the Brookmill Road Conservation Area or to the living conditions of the neighbouring properties. Therefore, the application is recommended for approval subject to the conditions set out below.

12 RECOMMENDATION

82 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:

PL-P-01; PL-P-02; PL-P-03; PL-P-04; PL-P-05; PL-P-07; PL-S-09; PL-S-10; PL-P-13 Rev 1; PL-P-14 Rev 1; PL-P-15 Re1; PL-P-16 Rev 1; PL-E-17; PL-S-18; PL-E-19; PL-D-20 received 17 December 2021;

PL-P-06 Rev 3; PL-S11 Rev 3; PL-S22 Rev 1 received 13 July 2021;

PL-E-08 received 20 Jul 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 (including sections at scale 1:10);
- iii) external brickwork;
- iv) rainwater goods and guttering;

- v) external doors
- vi) front parapet (drawings at scale 1:10)

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) .

5) **FURTHER DETAILS**

Prior to the commencement of above ground works and notwithstanding the plans hereby approved, further details of the cornice and the replacement windows shall be submitted to and approved in writing by the local planning authority, such details shall include drawings and cross-sections at an appropriate scale (e.g. 1:5, 1:10 or 1:20) which show:

- (i) The details of the corning to match the likely original cornice design; and
- (ii) A meeting rail of not more than 35mm width for the sliding sash windows.

The works shall be carried out in accordance with the approved details and shall be retained for the lifetime of the development.

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.