

Virtual Local Meeting (webinar format): 20 May 2021

34 Sydenham Hill: DC/20/118980

Proposal:

The alteration, conversion and change of use of Cedars at 34 Sydenham Hill SE26 and the construction of a part single/part two storey extension at the rear, terraces at lower ground level and the provision of associated car parking spaces and bicycle storage to provide 11 self-contained flats, together with the demolition of the existing Coach House and the construction of 8 two bedroom cottages and associated landscaping and parking area.

Panel:

Chair: Cllr Gibbons

Agents: Eleanor Smith (ES), David Brown (DB)

LB Planning: Geoff Whittington (GW)

11 Attendees

Chair opened meeting at 7:30pm and introduced the panel. Explained the reason for the meeting, and the main themes to discuss, including loss of existing building; heritage matters; design and scale; neighbour impact; no affordable housing; trees/ ecology; Highways matters; and refuse.

Cllr advised meeting is scheduled to end at 8:30pm.

Developer's agents were invited to give a short presentation on the scheme – 5 min.

Chair advised that no pre-submitted questions had been submitted prior to the meeting. Residents were reminded the meeting was a webinar format, and therefore were invited to submit text based questions during the meeting.

A number of messages were received in quick succession that largely related to the 'themes'.

The first point related to the impact of the development upon the existing infrastructure of the immediate area.

Some residents confirmed support to the conversion and refurbishment of the Cedars building, but had concerns relating to the lightwell/ basement works, and the impact it would have upon the character of the building.

The agents advised that the lightwell would be largely hidden from public view by soft landscaping measures, and therefore would not harm the appearance of the building. In addition, railings would not be installed to the lightwell, in response to Conservation officer comments.

One comment referred to the Heritage statement being misleading, which ES responded to.

Residents did not support the demolition of the Coach-House, or the enlarged footprint of the replacement dwellings. One resident asked why only four dwellings could not be proposed.

GW advised that the application had been subject to discussions with officers. Works to Cedars including the rear extension and lightwell were considered acceptable in principle, subject to details. Officers acknowledged the Coach-House as a non-designated heritage asset, but would support its demolition if it enabled the refurbishment of Cedars. The design and scale of the new Coach-houses was not considered to have any adverse harm upon the character of the Sydenham Hill CA.

Residents requested that Conservation comments should be made available to view online.

ES and DB discuss the design approach and merits of the proposal.

GW advises that facing material details will be subject to a planning condition.

Loss of existing trees and resulting harm upon wildlife and the designated 'areas of special character' were raised as a concerns. ES responded that there would be an uplift in the number trees and landscaping measures as part of the development, which would be subject to planning conditions.

Insufficient on-site parking was raised as a concern, in addition to additional vehicular movement and accidents that have occurred along Sydenham Hill.

A further question was asked regarding construction vehicles. ES advised that a construction management plan will outline the details for this.

Neighbour impact arising from the coach-house development were raised. GW advised officers were satisfied there would be no significant harm in terms of overlooking, and the proposed scale would avoid overbearing harm.

The installation of heat pumps was suggested by a resident.

Chair starts to bring the meeting to a close. He invited further comments or questions to be sent to himself or officers following the meeting.

GW advised of next steps following the local meeting, and that residents will be invited to virtually attend a future planning committee.

Cllr closes the meeting at 8:30pm.