



Planning Committee C

19 SOUTHVALE ROAD, LONDON, SE3 0TP

Date: 26 April 2022

Key decision: No.

Class: Part 1

Ward affected: Blackheath

Contributors: Barnaby Garcia, Alfie Williams

Outline and recommendations

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 objections from 4 local residents.

Application details

Application reference number(s): DC/21/124403

Application Date: 19th November 2021

Applicant: Mr. Payne

Proposal: The construction of first floor side extension featuring a roof terrace above at 19 Southvale Road, London, SE3, together with the excavation of the rear garden to create a patio area and the installation of replacement windows and doors in the front and rear elevations.

Background Papers: (1) Submission Drawings
(2) Submission technical reports and supporting documents
(3) Internal consultee responses

Designation: PTAL 4
Air Quality
Blackheath Conservation Area
Not a Listed Building

1 SITE AND CONTEXT

Site description and current use

- 1 The application site is at the end of a terrace of three storey Victorian dwellinghouses. It is located at the western most end of Southvale Road. The property is constructed from London stock bricks and has a white rendered ground floor level. To the side of the property there is a single storey projection. The topography of the site slopes significantly from the rear towards the front.

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Figure 1: Block plan of 19 Southvale Road at 1:500 scale

Character of area

- 2 The immediately surrounding area is predominantly residential and is characterised by terraces of a similar appearance to the application site. It is located 200m to the south of Blackheath Common, and close-by to shops, pubs, cafes, and other commercial activities. The site is located directly north of the John Ball School.

Heritage/archaeology

- 3 The application site is located in the Blackheath Conservation Area, but is not subject to an Article 4 Direction. The property is not listed, nor a non-designated heritage asset, but is identified as making a positive contribution to the character of the conservation area. It adjoins the grounds of the Grade II Listed Lindsay House to the west, which includes Lindsay Cottage.

Lindsay House, No. 4 LLOYD'S PLACE (Grade II Listed)

- 4 Historic England’s Listing Description states: “Late C18 house. Main block of 3 storeys, 3 windows. 2-storey, 2 window east wing; 1-storey, 2 window West wing. Yellow stock bricks later colour washed red. Parapet conceals roof. Gauged flat brick arches to sash windows with glazing bars in wood lined reveals. 1st floor centre window has moulded stone architrave, frieze, cornice and bracketed cill.”

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13

The existing ground level to the rear of the side extension would be retained and a glazed roof and high level windows installed in the rear elevation. The area of the garden to the rear of the host property would be excavated to allow timber French doors and a sash windows to be inserted at ground floor level. A white timber door would be inserted in the side elevation at second floor level to provide access to the roof terrace. Screening would be erected to rear to prevent overlooking.



Figure 3: Proposed North and South elevations

4 CONSULTATION

4.1 APPLICATION PUBLICITY

14 Site notices were displayed and a press notice was published on 19 January 2022.

15 Letters were sent on 13/01/22 to residents in the surrounding area, and on 11/01/22 to the relevant Ward Councillors and the Blackheath Society.

16 5no responses received, comprising 4 objections and 1 comment.

4.1.1 Comments in objection

Comment	Para where addressed
Impacts to privacy, outlook and noise arising from the installation of the roof terrace.	Section 6.3
Unacceptable impact on the uniformity of the rear façades of Southvale Road.	Para 54
Proposed loss of part of the existing ash tree	Para 75

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17 A number of other comments were also raised as follows:

18 Concerns over the structural impact of the development. However, this is not considered to be a material planning consideration as structural matters are subject to Building Regulations.

4.1.2 Neutral comments

19 The John Ball Primary School identified that the access to their service road should not be disrupted by the application.

4.2 INTERNAL CONSULTATION

20 The following internal consultees were notified on 11/01/22.

Conservation Officer

21 Raised no objections subject to an amendment to the windows in the front elevation, details of brickwork for the extension and confirmation that the ground floor structure would be retained. Discussions with the applicant resulted in the submission of amendments reducing the number of windows in the first floor of the front elevation and confirmation that the ground floor structure would be retained.

Trees Officer

22 Raised no objection subject to securing the Tree Protection Plan.

4.3 EXTERNAL CONSULTATION

23 The following External Consultees were notified on 11/01/22:

Blackheath Society

24 Did not object to the scheme but requested that replacement trees be planted as compensation for the loss of trees. (Officers note that no trees are to be removed). The Society stated that details of construction logistics should be secured due to the shared site access with Lindsay Cottage and the proximity to the school.

25 This is addressed in Para 76, where it is stated that no trees are to be removed as part of this proposal.

Ward Councillors

No response received.

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5 POLICY CONTEXT

5.1 LEGISLATION

26 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).

27 Planning (Listed Buildings and Conservation Areas) Act 1990: S.66/S.72 gives the LPA special duties in respect of heritage assets.

5.2 MATERIAL CONSIDERATIONS

28 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.

29 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.

30 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.

5.3 NATIONAL POLICY & GUIDANCE

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

5.4 DEVELOPMENT PLAN

31 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)

5.5 SUPPLEMENTARY PLANNING GUIDANCE

32 Lewisham SPG/SPD:

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- Alterations and Extensions Supplementary Planning Document (April 2019)

5.6 OTHER MATERIAL DOCUMENTS

- Blackheath Character Appraisal (March 2007)

6 PLANNING CONSIDERATIONS

33 The main issues are:

- Principle of Development
- Urban Design
- Impact on Adjoining Properties
- Transport
- Sustainable Development
- Natural Environment
- [Other site specific considerations]
- Planning Obligations

6.1 PRINCIPLE OF DEVELOPMENT

General policy

34 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.

35 The London Plan (LP) sets out a sequential spatial approach to making the best use of land set out in LPP GG2 (Parts A to C) that should be followed.

Policy

36 The Development Plan is generally supportive of people extending or altering their homes.

6.1.1 Principle of development conclusions

1 The principle of development is supported.

6.2 URBAN DESIGN

General Policy

37 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.

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- 38 Heritage assets may be designated—including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, archaeological remains—or non-designated.
- 39 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.
- 40 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.

Policy

- 41 London Plan Policy D3 states that development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character. It should also be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.
- 42 CSP 15 High quality design for Lewisham repeats the necessity to achieve high quality design but also confirms a requirement for new developments to minimise crime and the fear of crime.
- 43 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.
- 44 DMP 30 – Urban design and local character states that all new developments should provide a high standard of design and should respect the existing forms of development in the vicinity. The London Plan, Lewisham Core Strategy, and Lewisham DMLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality urban design. DM Policy 33 seeks to protect and enhance the Borough's character and street frontages through appropriate and high quality design.
- 45 DMP 31 states that extension 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.
- 46 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.
- 47 Further guidance is given in the Blackheath Character Appraisal
- 48 Paragraph 4.4.5 “Additional guidance for side extensions in conservation areas” of the Alterations and Extensions SPD states:

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Many of the conservation areas within the borough contain semidetached dwellings and groups of terraces with visual breaks between them which allow views into rear gardens and beyond. These views add interest to the built form and create a softer sense of enclosure to the street.

Where a building is part of a symmetrical pair or a stylistically cohesive group, a side addition is unlikely to be acceptable. It unbalances the appearance of the host building and [is] considered to have a negative impact on the distinct visual qualities of the conservation areas.

49 Paragraph 4.7.3 of the Alterations and Extensions SPD states:

Some residential properties in conservation areas have balconies at first floor level and where these are a characteristic of a conservation area, their addition on other buildings may be acceptable, subject to design and overlooking issues.

Creation of balconies on roofs that were not originally intended for this use may not be acceptable due to the impacts of the required ancillary structures such as doors and railings.

Discussion

Side Extension

50 The Alterations and Extensions SPD warns that side extensions of more than one storey can significantly harm the openness that can form part of the character of an area and within Conservation Areas can result in the loss of important views and/or unbalance cohesive groups. For these reasons the SPD advises that first floor extensions should generally be set in 1m from the side boundary and 1m back from the front façade or in cases where it is appropriate to be built up to the side boundary be set back 2m from the front façade.

51 The Alterations and Extensions SPD outlines guidance for side extensions to with respect to their siting relative to boundaries and the front elevation. However, the unusual site characteristics of this site means that the usual guidance for side extensions would not apply at the application site. This is due to the location of the property at the end of a terrace without a traditional street frontage due to the bend of the road. Consequently, the property does not have a prominent street presence, particularly on the western side on the site of the proposed extension. Therefore, a side extension on the footprint of the ground floor structure would not result in the unbalancing of the terrace or the loss of any significant views or break in the townscape.

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Figure 4: A photograph of the existing front elevation, demonstrating that the dwelling is set away from the road as it curves southwards.

- 52 The extension would feature matching brickwork, which would be an appropriate approach, as would be the timber sash windows. The replacement of the existing uPVC windows at ground floor level would enhance the appearance of the building, with the white render in keeping with the ground floor level of the original building and the adjoining terrace. The replacement of the front door with a timber door to match the design of the doors typical of the road is supported.

Roof Terrace

- 53 The roof terrace would not be obvious from public viewpoints given its siting to the side of the property, and it would be set back from the front elevation. The screening is proposed to be confined to the rear, which would assist in this regard. The screening would be constructed from powder-coated aluminium slats coloured anthracite.
- 54 While the proposed extension would be contrary to the uniformity of the rear elevation of the terraces, it is noted that the existing rear extension also disrupts the uniformity of the rear façade. The proposed two storey extension would therefore not present a new harm in terms of disrupting the uniformity of the rear elevation, given that it is not uniform at this location presently.
- 55 The proposed windows and door to the rear elevation would be of a suitably high quality and are therefore supported. A condition will be imposed securing details of all of the windows and doors prior to installation.

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Impact on Lindsay House

- 56 The side elevation of the property would have a negligible impact on the setting of the Grade II Listed Lindsay House to the west. The proposed matching brickwork would ensure that this impact would be acceptable. A condition will be imposed requiring that the brickwork would match that of the host building exactly in terms of the type of bricks, pointing and mortar. The amendments requested by the Conservation Officer have been secured and she raises no objection to the proposal.
- 57 Officers consider that the current proposal would lead to no harm to the Blackheath Conservation Area nor the setting of the adjacent Listed Building.

Summary

- 58 Officers, having regard to the statutory duties in respect of Conservation Areas 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 Blackheath Conservation Area. As no harm arises, no balancing exercise is required.

6.2.1 Urban design conclusion

- 59 The site's unusual context allows for flexibility in the application of the provisions of the Alterations and Extensions SPD. In light of this, the proposal would be acceptable with regards to its design.
- 60 The proposed materials, subject to relevant conditions, would be acceptable and are therefore supported. The proposed materials mitigate any impact generated on the setting of the Grade II Listed Lindsey House.
- 61 The roof terrace would not be clearly visible from the public realm. The screening is acceptably discreet, and would not generate any additional harm to the rear façade compared to existing.

6.3 LIVING CONDITIONS OF NEIGHBOURS

General Policy

- 62 The NPPF at 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 paragraph 180 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

Policy

- 63 Core Strategy Policy 15 states that household extensions and adaptations to existing housing will need to be designed to protect neighbour amenity.
- 64 DM Policy 31 states that residential extensions should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.

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65 The Council has published the Alterations and Extensions SPD (2019) which establishes generally acceptable standards relating to these matters (see below), although these standards should be applied in the context of the site.

No. 20 Southvale

66 The proposed extension would be confined to the side elevation of the property so would not introduce any additional impacts to the living conditions of No.20 Southvale Road.

Lindsey Cottage

67 The extension would be constructed close to the boundary with Lindsay Cottage but would be a significant distance from the property. The garden area adjacent to the boundary is not used as amenity space and therefore the extension would not introduce an overbearing impact or result in a harmful loss of light or outlook at Lindsay Cottage.



Figure 5: Photograph showing area adjacent to the western boundary as large hedges and a path

No. 16 Camden Row

68 The extension and roof terrace would have an impact on outlook to the adjoining rear garden of No.16 Camden Row, located to the rear of the site. However, the 3m distance between the extension and the rear boundary combined with the elevated position of the garden at No.16 along with comparatively dense tree cover would ensure that this impact would not be unacceptable.

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Roof Terrace

- 69 Views from the roof terrace would be screened to the rear preventing overlooking towards the rear gardens of the adjoining properties on Camden Row. Overlooking towards Lindsay Cottage would be possible. However, the garden area adjacent to the boundary is used as a path so the overlooking is not assessed to be harmful to privacy. The views to the front across the flat roofs of the school buildings is not considered sensitive.
- 70 The roof terrace is not likely to result in any significant increase in noise and disturbance given its relatively modest scale. Furthermore, external amenity spaces are a feature of urban environments such as this, and despite the raised position, the noise impacts of the roof terrace are likely to be similar.

Windows and Doors

- 71 The proposed windows and doors would provide similar views to the existing windows and therefore any additional impacts to privacy would be negligible.

6.3.1 Impact on neighbours conclusion

- 72 The proposed development would not result in any harm to the living conditions of neighbours subject to a condition ensuring that screening is installed to the rear of the roof terrace. Therefore, the application is deemed to be acceptable in terms of impacts to residential amenity.

6.4 NATURAL ENVIRONMENT

General Policy

- 73 At paragraph 131, the NPPF is clear that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.

6.4.1 Green spaces and trees

Policy

- 74 DMP 25 states that development schemes should not result in an unacceptable loss of trees, especially those that make a significant contribution to the character or appearance of an area, unless they are considered dangerous to the public by an approved Arboricultural Survey. Where trees are removed as part of new development, replacement planting will normally be required. New or replacement species should be selected to avoid the risk of decline or death arising from increases in non-native pests and diseases.

Discussion

- 75 The extension would be constructed above the existing side structure so there would be no works within the Root Protection Area of the mature ash tree in the rear garden ensuring that any impacts to the tree would negligible. The applicant has confirmed that all of the trees at the site would be retained contrary to the recommendations of the Arboricultural Implications Assessment. Therefore, no replacement planting or landscaping is required.

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6.4.2 Natural Environment conclusion

76 All existing trees are proposed to be retained, and works would not take place within the Root Protection Area of the mature ash tree. The proposal is therefore compliant with paragraph 131 of the NPPF and DMP 25, since the character of the area would remain unchanged with respect to the natural environment.

7 LOCAL FINANCE CONSIDERATIONS

77 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).

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

79 The CIL is not payable for developments such as this scheme, therefore the CIL is not a material consideration.

8 EQUALITIES CONSIDERATIONS

80 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.

81 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.

82 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.

83 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

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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>

84 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

85 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>

86 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.

9 HUMAN RIGHTS IMPLICATIONS

87 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

88 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.

89 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,

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carefully consider the balance to be struck between individual rights and the wider public interest.

90 This application has the legitimate aim of making an alteration to a residential property. 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.

10 CONCLUSION

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

92 The proposed development is assessed to preserve the character and appearance of the Blackheath Conservation Area and would not introduce any adverse impacts to the living conditions of the neighbouring properties or the viability of the trees at the property. Therefore, the development would be compliant with CSPs 15 and 16 and DMPs 25, 30, 31 and 36.

11 RECOMMENDATION

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

11.1 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) DEVELOP IN ACCORDANCE WITH APPROVED PLAN

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

1150-000 Rev P00; 1150-011 Rev P00; 1150-012 Rev P00; 1150-013 Rev P00;
1150-014 Rev P00; 1150-020 Rev P00; 1150-021 Rev P00; 1150-111 Rev P00;
1150-112 Rev P00; 1150-113 Rev P00; Received 19 November 2021

1150-114 Rev P01; 1150-120 Rev P01; 1150-121 Rev P01; Received 7 February 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/DESIGN QUALITY

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(a) Prior to the relevant part of the works a detailed schedule and specification including manufacturer's literature or detailed drawings, in respect of the following:

- i) bricks, mortar mix, bond and joint profile (sample panel on site and retained through the duration of the build);
- ii) external doors (including sections at scale 1:10);
- iii) windows, cills and reveals (including sections at scale 1:5);
- iv) roof terrace screening;
- v) corncicing (between ground and first floor) and coping (atop the parapet);
- vi) render;

shall be submitted to and approved in writing by the Local Planning Authority.

(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) **PROTECTION OF TREES DURING CONSTRUCTION**

The construction of the side extension and excavation of the rear garden shall be carried out in full accordance with Tree Protection Plan BH/210628/dTPP.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

5) **REMOVAL OF TREES**

None of the trees identified for removal on Tree Protection BH/210628/dTPP shall be removed without the written consent of the Local Planning Authority.

Reason: To safeguard biodiversity and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

6) **ROOF TERRACE**

The roof terrace hereby approved shall not be occupied until the screening shown on drawings 1150-114 Rev P01 and 1150-120 Rev P01 has been installed. The screening shall be installed in full accordance with the approved details and retained thereafter.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to protect the privacy of the approved residential accommodation and to comply with DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

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7) ARCHITECTURAL DETAILS

(a) Notwithstanding the plans hereby approved, the window header at first floor level of the front elevation of the extension shall be arched to match the host building.

(b) No works above ground floor level shall commence until detailed drawing of the window header at a scale 1:10 have been submitted to and approved in writing by the local planning authority.

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).

11.2 INFORMATIVES

- 1) The applicant is advised to include a planted strip within the new external patio area in order to assist drainage and reduce the risk of flooding.
- 2) 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.

12 BACKGROUND PAPERS

94 None

13 REPORT AUTHOR AND CONTACT

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