

<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 29 June 2016	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/1288 for: Full Planning Permission  <b>Address:</b> 29-35 LORDSHIP LANE LONDON SE22  <b>Proposal:</b> Erection of a mansard roof extension to create a three bedroom self-contained flat; creation of roof terrace at third floor level		
<b>Ward(s) or groups affected:</b>	East Dulwich		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b>	05/04/2016	<b>Application Expiry Date</b>	31/05/2016
<b>Earliest Decision Date</b> 17/06/2016			

## RECOMMENDATION

1. That members grant full planning permission subject to the imposition of conditions.

## BACKGROUND INFORMATION

2. The application is reported to Planning Sub-Committee B because it has been referred by members.

### Site location and description

3. The site is located to the eastern side of Lordship Lane where Crawthrew Grove meets this road and comprises a three storey utilitarian modern office building located on a corner plot.
4. The site is located within the Lordship Lane District Town Centre, is located within an air quality management area, a Suburban Density Zone and adjoins a classified 'A-road'. A two storey terrace adjoins the application property to the east.

### Details of proposal

5. The proposal is for the erection of a single storey mansard roof extension to create an additional fourth storey. This would in turn accommodate one three bed self-contained flat.
6. The mansard would be set behind a proposed brick parapet wall to the Lordship Lane and Crawthrew Grove elevations. A total of six dormers are proposed on these elevations. The proposed rear elevation would align with that below. Six windows are proposed here.
7. A roof terrace is proposed above the eastern part of the application property adjacent to Crawthrew Grove. A 1.8 metre high obscure glazed privacy screen would enclose the eastern side of this terrace.

**Height:** 2.14m (above existing)

**Depth:** 6.4m

**Width:** 20.2m

8. The proposed mansard roof would be externally finished in slate. The dormers would be finished in lead. The proposed parapet wall would be finished in brick to match the host building.
9. The density of the site as a whole would be 722.6 habitable rooms per hectare.
10. **Planning history**

07/EN/0458 Enforcement type: Unacceptable advert with deemed consent (ADV) Illuminated advertisements Sign-off date 26/02/2008 Sign-off reason: Final closure - no breach of control (FCNB)
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14/AP/0780 Application type: Prior Approval (PRAP) Change of use of offices [Use Class B1(a)] to x5 dwelling units [Residential - Use Class C3] on 1st and 2nd floors. Decision date 08/05/2014 Decision: Prior Approval Required - <b>Approved</b> (PARA)
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16/EQ/0035 Application type: Pre-Application Enquiry (ENQ) Creation of additional floor on roof to accommodate 1 x 3 bed flat. Decision date 20/04/2016 Decision: Pre-application enquiry closed (EQC)
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#### **Planning history of adjoining sites**

11. None of direct relevance found.

#### **KEY ISSUES FOR CONSIDERATION**

##### **Summary of main issues**

12. The main issues to be considered in respect of this application are:
  - a) The principle of the development in terms of land use and conformity with strategic policies
  - b) The impact of the development on the amenity of the occupiers and users of adjoining properties
  - c) Design Quality
  - d) Quality of accommodation and amenity for future occupants of the proposed development
  - e) Access, transport and servicing
  - f) All other relevant material planning considerations

#### **Planning policy**

13. National Planning Policy Framework (the Framework)

Section 6 - Delivering a wide choice of high quality homes  
Section 7 - Requiring Good Design

14. London Plan July 2015 consolidated with alterations since 2011

- Policy 3.3 - Increasing housing supply
- Policy 3.5 - Quality and design of housing developments
- Policy 3.8 - Housing choice
- Policy 5.17 - Waste capacity
- Policy 6.3 - Assessing effects of development on transport capacity
- Policy 6.9 - Cycling
- Policy 6.13 - Parking
- Policy 7.2 - An inclusive environment
- Policy 7.3 - Designing out crime
- Policy 7.4 - Local character
- Policy 7.6 - Architecture

Core Strategy 2011

15. Strategic Policy 1 - Sustainable development  
Strategic Policy 2 - Sustainable Transport  
Strategic Policy 5 - Providing New Homes  
Strategic Policy 12 - Design and conservation  
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

16. The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- Policy 3.2 - Protection of Amenity
- Policy 3.7 - Waste Reduction
- Policy 3.11 - Efficient Use of Land
- Policy 3.12 - Quality in Design
- Policy 3.13 - Urban Design
- Policy 4.1 - Density of Residential Development
- Policy 4.2 - Quality of Residential Accommodation
- Policy 4.3 - Mix of dwellings
- Policy 5.2 - Transport Impacts
- Policy 5.3 - Walking and Cycling
- Policy 5.6 - Car Parking

Supplementary Planning Document: 2015 Technical update to the Residential Design Standards (2011)

Supplementary Planning Document: Sustainable Design and Construction (2009)

Supplementary Planning Document: Sustainable Transport (2010)

**Summary of consultation responses**

17. Seven responses were received objecting to the proposal.
18. The material objections made were:

- Development out of character with wider area
- Proposal at odds with the appearance of the host building
- Overdevelopment of the site.

19. These points are discussed in the report below.

#### **Principle of development**

20. Residential use on the additional floor that would be created is acceptable in land use terms; the principle of the development is acceptable.
21. The change of use of the first and second floors was established under LBS reference 16/AP/0780.

#### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

22. Given the scale of the proposed development, there would be no harmful impact upon the amenity of the occupants of adjoining or nearby properties. The proposed set back from the northern and western elevations would help to prevent the proposal from shadowing the floors below or unacceptably increasing shadowing beyond the established pattern between the site and adjacent or nearby buildings.
23. Sufficient separation would be maintained between the proposed additional storey and the terrace to the east to safeguard against any loss of daylight or sunlight.
24. The proposed openings and outlook from the roof terrace would replicate the views already available from the floors below and as such would not result in a material increase in overlooking.
25. The proposed roof terrace would provide views back to the second floor below. It is acknowledged this eastern elevation already has an external shared walkway, however direct views from the terrace back into these openings should be avoided. A setback from the southern elevation and screening along this side of the terrace would sufficiently reduce views down to the second floor. A privacy screen to the eastern side of the terrace would prevent any views towards properties located on Crawthrew Grove.

#### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

26. None.

#### **Design issues**

27. The proposed extension would have a mansard roof configuration presented to the two street elevations. The mansard would be of a conventional style.
28. Officers consider that the additional massing and height would be appropriate, with the proposal not interrupting the already varied appearance of development along the immediate terrace. Importantly the height would not greatly exceed the height of nearby and adjoining properties. For example the highest part of the proposed mansard would barely rise above the highest part of the adjacent Foresters Arms or No.37 Lordship Lane.
29. The prominence of the mansard would be greatly reduced by the proposed roofs which would pitch away from the street elevations whilst the proposed parapet wall

would obscure the mansard behind. The proposed parapet itself would offer only a slight increase in height whilst its scale and appearance would reflect that of the parapet present to the Foresters Arms building.

30. The proposed terrace would be set back from the Crawthrew Grove elevation. This is welcomed as it would help obscure views of the terrace and balustrades preventing this element from visually cluttering the roof profile. The mansard roof when viewed from Crawthrew Grove would not harmfully affect the transition of building heights from Lordship Lane to Crawthrew Grove presenting a subservient 2metre high 6.4metre deep addition. The additional bulk would represent only a minor alteration with the massing of the proposal presented to the Lordship Lane where a logical increase in building height is already offered.
31. The proposed materials would compliment the host building, offering a degree of visual unity with the floors below and adjoining buildings. It is considered that the proposed dormers are arranged in a fashion which would compliment and respond positively to the fenestration of the first and second floors below.
32. The proposal would therefore help to maintain visual continuity and not appear at odds with the prevailing character of surrounding development.
33. Density can offer a good indicator when looking at whether the proposal represents over-development it is however not a direct measure of measure of good design. When the site as a whole is considered a density of 722 habitable rooms per hectare would be achieved. This would exceed the density threshold for sites located within a suburban density zone as detailed in Strategic Policy 5 of the Southwark Core Strategy.
34. Given the minor nature of the proposal and the positive design considerations above it is considered that a higher density can in this instance be successfully accommodated.

#### Quality of proposed residential accommodation

35. The proposed development would offer a good standard of internal accommodation for future occupiers. All rooms would meet the required minimum sizes and would have good outlook. Private outdoor amenity space is proposed.
36. No floor space which is located under ceilings which are below 1.5 metres in height from the internal floor level have not be included in the floor calculations. All rooms would achieve the required minimum ceiling height of 2.3metres. The proposal therefore meets the relevant minimum space standards required by the 2015 Technical update to the Residential Design Standards SPD 2011.

#### **Access, servicing and transport issues**

##### Car Parking

37. The proposal could increase demand for local on-street parking provision and has a high public transport accessibility rating. As the site is located within a Controlled Parking Zone (CPZ) on-street parking can be controlled. A condition prohibiting new residents from applying for parking permits is recommended.

##### Cycle Storage

38. Cycle storage is proposed within an area of the ground floor. Only one additional space is proposed but the area is physically constrained. While the requirement for a

three bedroom dwelling two cycle storage spaces, because of the constraints of the site, the provision of one space is acceptable.

#### Refuse storage

39. The proposal would see the creation of one additional residential unit. It is considered that the existing on site refuse and recycling arrangements could accommodate any anticipated increase in waste.

#### **Planning obligations (S.106 undertaking or agreement)**

40. The proposal would facilitate the creation of a new residential dwelling. All new floor space would be both Mayoral and Southwark CIL liable, attracting a levy of £6,043 and £29,615 respectively.

#### **Conclusion on planning issues**

41. The proposal would be of an appropriate scale and would achieve a good external appearance in relation to both the host building and the context of immediate development. Subject to the imposition of conditions requiring the installation of a privacy screen prior to first occupation no harmful impacts upon the amenity of the occupiers or users of nearby or adjoining properties are identified. No other material planning considerations which indicate against the proposal remain.
42. Members are therefore recommended to approve the application.

#### **Community impact statement**

43. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
44. The impact on local people is set out above.

#### **Consultations**

45. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

#### **Consultation replies**

46. Details of consultation responses received are set out in Appendix 2.

#### **Human rights implications**

47. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
48. This application has the legitimate aim of providing one new residential unit. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2315-29 Application file: 16/AP/1288 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5976 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Lewis Goodley, Senior Planner	
<b>Version</b>	Final	
<b>Dated</b>	15 June 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance & Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		17 June 2016

# APPENDIX 1

## Consultation undertaken

**Site notice date:** 29/04/2016

**Press notice date:** n/a

**Case officer site visit date:** 29/06/2016

**Neighbour consultation letters sent:** 15/04/2016

### Internal services consulted:

n/a

### Statutory and non-statutory organisations consulted:

n/a

### Neighbour and local groups consulted:

1 Frogley Road London SE22 9DF  
67 Crawthw Grove London SE22 9AD  
Ground Floor Flat 65 Crawthw Grove SE22 9AD  
65b Crawthw Grove London SE22 9AD  
37 Lordship Lane London SE22 8EW  
First Floor 29-35 Lordship Lane SE22 8EW  
Ground Floor 29-35 Lordship Lane SE22 8EW  
First Floor Rear Of 37 Lordship Lane SE22 8EW  
Second Floor 29-35 Lordship Lane SE22 8EW

117b Lordship Lane London Se22 8HU  
Flat 1, 187 Lordship Lane East Dulwich Se228ha  
39 Crawthw Grove East Dulwich SE22 9AD  
72 Crawthw Grove East Dulwich SE22 9AB

67a Whateley Road East Dulwich SE22 9DE  
117 Crystal Palace Rd London Se229es  
327 Lordship Lane London SE22 8JH

**Re-consultation:** n/a



# APPENDIX 2

## Consultation responses received

### Internal services

None

### Statutory and non-statutory organisations

None

### Neighbours and local groups

Flat 1, 187 Lordship Lane East Dulwich Se228ha  
117 Crystal Palace Rd London Se229es  
117 Crystal Palace Rd London Se229es  
117b Lordship Lane London Se22 8HU  
327 Lordship Lane London SE22 8JH  
39 Crawthow Grove East Dulwich SE22 9AD  
67a Whateley Road East Dulwich SE22 9DE  
72 Crawthow Grove East Dulwich SE22 9AB