



Appeal Decision

Site Visit made on 12 November 2020

by Chris Baxter BA (Hons), DipTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 December 2020

Appeal Ref: APP/C5690/W/20/3250034

218-220 Deptford High Street, LONDON SE8 3PR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Harpinder Jhas against the decision of London Borough of Lewisham.
 - The application Ref DC/19/114746, dated 21 November 2019, was refused by notice dated 19 February 2020.
 - The development proposed is the construction of an additional storey at 218-220 Deptford High Street SE8 to provide 1, two bedroom self-contained flat.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of an additional storey at 218-220 Deptford High Street SE8 to provide 1, two bedroom self-contained flat at 218-220 Deptford High Street, London SE8 3PR in accordance with the terms of the application, Ref DC/19/114746, dated 21 November 2019, subject to the conditions set out in the attached schedule.

Preliminary Matters

2. For the sake of clarity and brevity I have used the description of development from the Council's decision notice.

Main Issue

3. The main issue is whether the proposal preserves or enhances the character or appearance of the Deptford High Street and St. Pauls Church Conservation Area and the setting of nearby listed buildings.

Reasons

4. The appeal site is a property located on the corner of Deptford High Street situated within the Deptford High Street Conservation Area (DHSCA) and adjacent to the St. Pauls Church Conservation Area (SPCCA). Directly opposite the appeal site is the property of 227 Deptford High Street which is a grade II listed building.
5. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, (the Act) requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. Also, in accordance with the duty imposed by Section 72(1) of the Act I am required to pay special attention to the desirability of preserving or enhancing the

character of the conservation area. Moreover, paragraph 193 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

6. The DHSCA, within the immediate setting of the appeal site, is characterised predominantly by large properties with commercial uses at ground floor and residential to the upper floors. The properties have high level of architecture with traditional detailing and materials with the location appeal site being described as the gateway to the DHSCA. In my view the significance of the DHSCA is derived from the architectural character, design and styles of the buildings collectively. The grade II listed building of 277 Deptford High Street was built around 1791-2 for Thomas Palmer with further improvements 1801-2 and 1822-3. This listed building has historical and architectural significance within the area.
7. The proposal would introduce a mansard style roof extension which would be of sensitive design and massing and would be in keeping with other mansard types of development in the area. The proposed architectural detailing including the round topped dormer windows and mix of vertical and pitched elevations would be sympathetic to the original features of the building and match similar design aspects in the surrounding area.
8. The extension would be prominent and visible from the DHSCA and SPCCA, as well as surrounding buildings including the nearby listed building. The rooflines of the buildings in the area are not uniformed and the size, footprint and positioning of the extension with an approximate one metre gap would relate well to the varied built form of the area.
9. A number of varied materials are proposed in the construction of the extension. Whilst some materials, such as the use of glazing for the balustrades would be less intrusive, the use of upvc windows would be less appropriate given the appeal site location within the DHSCA and adjacent to the SPCCA and listed building. Nevertheless, planning conditions requiring specific details of all materials would ensure that appropriate details are agreed and the finished development would not compromise architectural character of the adjacent listed building and appearance of the DHSCA and SPCCA.
10. Accordingly, the proposal would not be a dominant or incongruous feature and the character and appearance of the DHSCA, SPCCA and the nearby listed building would be preserved. The proposal accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2016, Policies 15 and 16 of the Lewisham Core Strategy Development Plan Document 2011, Policies 30, 31, 36 and 37 of the Lewisham Development Management Local Plan 2014, the Lewisham Alterations and Extension Supplementary Planning Document 2019 and the Framework which seeks development to achieve high quality architectural and urban design, and to preserve or enhance the character and appearance of Conservation Areas, listed buildings and their settings.

Other matters

11. I have had regard to all consultation responses, including comments relating to effects on existing residential accommodation with regards to privacy. I have given careful consideration to these matters but they do not lead me to a

different overall conclusion on the main issue or that permission should be withheld.

Conditions

12. Conditions relating to timeliness and the identification of plans are necessary in the interests of proper planning and to provide certainty. In the interests of the character and appearance of the DHSCA and SPCCA, conditions are imposed in relation to materials, satellite antennas and external pipework and rainwater goods. To safeguard the living conditions of neighbouring occupiers, a condition is attached for a construction management plan.

Conclusion

13. For the reasons given above I conclude that the appeal should be allowed.

Chris Baxter

INSPECTOR

Schedule of conditions

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 0001; 0002; 0003; 0004; 0005; 0006; 0007; 0008; 0009; 0010 (Existing Front Elevation); 0011; 0012; 0013; 0014; 1001; 1002; 1003; 1004; 1005; 1006; 1007; 1008; 1009; 0010 (Proposed Section DD); 1011; 1012; 1013; 1014; 1015; 1016
3. No development shall commence until a detailed schedule and specification of the materials to be used in the construction of the external surfaces, including section drawings at a scale of 1:10 and 1:20 showing windows, doors, roof materials, balustrades and other site specific features, of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.
4. Notwithstanding the Construction Management Plan, no development shall commence until a revised Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall cover:
 - (a) Dust mitigation measures;
 - (b) The location and operation of plant and wheel washing facilities;
 - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process;
 - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - i) Rationalise travel and traffic routes to and from the site.
 - ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - iii) Measures to deal with safe pedestrian movement.
 - (e) Security Management (to minimise risks to unauthorised personnel);
 - (f) Details of the training of site operatives to follow the Construction Management Plan requirements and any Environmental Management Plan requirements
5. The development hereby approved shall have central dish or aerial system (for each relevant block) for receiving all broadcast to the residential units and details of such a scheme shall be submitted to and approved in writing by the local planning authority before the residential units are first occupied. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.
6. Notwithstanding the provision of Article 4(1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any Order revoking, re-enacting or modifying that Order), no

satellite antenna shall be erected or installed on the building hereby approved unless agreed under condition 6 of this schedule.

7. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes including rainwater pipes shall be fixed on the external faces of the buildings, unless otherwise agreed in writing with the local planning authority.