

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 14/00237/FULL6

**Ward:**  
**Crystal Palace**

**Address :** 8 Lansdowne Place Anerley London  
SE19 2UQ

**OS Grid Ref:** E: 533564 N: 170323

**Applicant :** Mr Dave Eacott

**Objections : YES**

### **Description of Development:**

Part one/two storey side extension including roof terrace

Key designations:

Conservation Area: Belvedere Road  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency

### **Proposal**

The host property is a Locally Listed building situated within a small enclave just off Lansdowne Place and at the western edge of the Belvedere Road Conservation Area. The host property itself is a relatively modest two storey cottage, and the proposal is for a part one, part two storey extension into an existing courtyard at the side, incorporating a roof terrace at first floor level.

The ground floor extension would project 5.2m to the side to create additional living/dining space, with a projection of 1.7m at first floor level to enlarge the main bedroom. 2.0m high slatted timber screening is proposed for the roof terrace, along with two walk-on rooflights to allow light into the ground floor extension.

### **Location**

The site is located at the north-western extremity of the London Borough of Bromley (LBB), within the Belvedere Road Conservation Area. Surrounding properties to the north and west falling within the administrative boundary of the London Borough of Croydon.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- o The proposed materials make the proposal effectively two storey

- o The proposal will affect light to 8A Lansdowne Place and impact on the outlook around the house
- o The proposal will affect the character of the area
- o The scale of the works will create a long period of disturbance to residents
- o The terrace screening will darken the courtyard outside No.8
- o Concerns over potential for overlooking towards No.10 Tudor Road
- o The proposal will be out of character with the area
- o Concerns over where building materials will be stored during construction
- o Concern over potential loss of vegetation

### **Comments from Consultees**

From a Conservation point of view the proposal is tucked away towards the rear of the site and is unlikely to cause any harm to Conservation Area. It is considered that the design and materials could create an interesting contrast; subject to standard conditions, no objection is raised.

The Council's Advisory Panel for Conservation Areas (APCA) also inspected the file and raised no objection.

### **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 (Design of New Development), BE10 (Locally Listed Buildings), BE11 (Conservation Areas), H8 (Residential Extensions), H9 (Side Space)

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No.1 - General Design Principles  
 SPG No.2 - Residential Design Guidance

The Council also has adopted Supplementary Planning Guidance for the Belvedere Road Conservation Area, within which the property is located.

### **Planning History**

Under application reference 86/02135/FUL the conversion of the existing coach house into a cottage was granted consent.

Under ref: 13/03378/FULL6 an application to construct a second floor and roof terrace at No.7 Lansdowne Place (to the front of No.8) was refused by the Council. The proposed addition was considered to be excessive, bulky and poorly designed and did not respect the character of the existing building, the streetscene or the conservation area. The proposal was also deemed to be detrimental to the siting of the nearby locally listed building (No.8).

## Conclusions

Members will note that there are a number of different elements of the proposal that require consideration. These are the proposed ground floor single storey addition; the replacement of the 'stable' doors in the front elevation; the first floor extension; the creation of a roof terrace; the proposed materials; the anticipated impact of the proposal on surrounding amenity; and any impact on the character of the Conservation Area.

The existing 'stable' doors in the front elevation of the property are in a poor state of repair and clearly require attention. The proposal is to replace these doors with similar high-level windows and timber cladding to match that proposed for the side elevation of the extension. The doors are not considered to add any significant value to the visual appearance of the building, and their loss is not considered to be unacceptable.

The existing courtyard provides around 23m<sup>2</sup> of outside amenity space for the host building, and forms part of the setting of the listed building. The development would result in the loss of the existing outside amenity space (23m<sup>2</sup>) but would be replaced with an external roof terrace of around 15m<sup>2</sup>. From a Conservation perspective it is considered that the courtyard is not of particularly high character value, and adds little to the prevailing nature of the Conservation Area. It is of note that no objection is raised to the proposal by the Council's Conservation Officer or Advisory Panel for Conservation Areas (APCA).

The first floor extension would add around 1.7m of additional side projection, bringing the building line at first floor level in line with that of No.4 Lansdowne Place to the north-east. The roof height has been designed to be lower than that of the original roof, in a deliberate attempt to create a subservient addition to, rather than a simple extrusion from, the main building. This approach is in line with the general direction set out in the Council's Supplementary Planning Guidance.

The main impact of the one/two storey extension would be on the outlook of the two windows in the northern side elevation of No.8A. These windows appear to serve habitable rooms, and belong to the respective ground and first floor flats in the neighbouring property. The existing arrangement is such that the outlook of these windows is directly onto the courtyard area, with a high degree of mutual overlooking. The extension itself would reduce the sense of a loss of privacy to some degree, with only a small area of glazing proposed. This ground floor window in the front elevation would be screened by the existing vegetation on site, which the applicant has not intimated will be removed. On this basis, and on balance, the relationship between the host and No.8A is considered acceptable when considering the extension in isolation.

The provision of a roof terrace is the biggest concern. The area is densely developed, and the proposed roof terrace would be visible from the immediate surrounding properties. While Kendall Court and the rear of No's 10 and 12 Tudor Road (the development to the east) are 4 storeys high, with windows facing directly onto the rear of The Coach House, the terrace would be highly visible from the flank elevation of No.8A.

However, the applicant has suggested a 2.0m high slatted timber screen to the southern and eastern elevations (towards No.8A and the rear of Tudor Road respectively) which reduces the overall impact of the first floor terrace to a large degree. Such a screen is necessary in order to guard against any undue sense of overlooking or loss of privacy at nearby properties. On balance, and given the existing relationship between the host property and No.8A, the roof terrace with screening as proposed is not considered to result in a loss of amenity sufficient to warrant refusal of planning permission on that basis. It is considered appropriate to impose a condition requiring details of the means of screening proposed for the terrace to be agreed by the Council, should planning permission be granted.

Concerns have also been raised over the possibility of the screening proposed to impact on daylight to the courtyard between No.8 and No.8A, however given the positioning of 8A to the south of the site, any impact is not considered to be overtly harmful to the passage of daylight to this courtyard.

It is also noted that there are several examples of rear facing balconies and a roof terrace at the adjoining development to the north (4 Lansdowne Place) which also face towards the rear of those properties in Tudor Road. Representations have been received which make reference to a recently refused application at No.7 Lansdowne Place for a second floor extension and roof terrace (application ref: 13/03378/FULL6). It is of note that the report setting the issues with that particular application noted that the proposed extensions would have some impact on the amenities of properties to the rear, however, this was not considered to be so serious as to warrant refusal on that basis, particularly given the orientation of the buildings and the existing relationship. In respect of the impact of the current proposal at No.8, it must therefore be determined on its own individual merits.

In terms of the materials proposed, these would be very different to that of the host dwelling. This is a conscious attempt by the applicant to create a contrasting design rather than a pastiche. The designs and materials employed vary throughout the area, and the use of timber on the external surfaces could create an interesting contrast to the facades of the host building and its immediate neighbours. Given the sensitivities of the building and the surrounding area, a condition requiring details of all external materials proposed to be submitted and agreed by the Council is considered appropriate and reasonable.

On balance, and having regard to the above it was considered that the extension as proposed and provision of a roof terrace would not result in significantly harmful impact on the amenity of nearby properties. The extension would utilise a modern palette of materials which would create an interesting contrast to the host building, subject to a condition requiring details of all materials to be submitted to the Council and agreed in writing. On this basis, Members may agree that planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

If Members are minded to grant planning permission, the following conditions are suggested:

1ACA01	Commencement of development within 3 years
ACA01R	A01 Reason 3 years
2ACC01	Satisfactory materials (external surfaces)
ACC01R	Reason C01
3ACI24	Details of means of screening-balconies
ACI24R	Reason I24R
4ACK01	Compliance with submitted plan
ACK05R	K05 reason