

SECTION '2' – Applications meriting special consideration

Application No : 15/03064/FULL6

Ward:
Chislehurst

Address : West Pelham Manor Park Chislehurst
BR7 5QE

OS Grid Ref: E: 544571 N: 169531

Applicant : Mr Paul Hamilton

Objections : YES

Description of Development:

Roof alterations to provide habitable accommodation in roofspace and single storey side extension

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building
Smoke Control SCA 16

Proposal

The proposal involves the following works:

- provision of second floor accommodation within existing roof space, involving infilling of the two valley between the two roof ridges (comprising predominantly of lead on the outside walling), provision of rooflights to side roof slopes, and the insertion of windows within the rear gable-ends (within areas currently infilled by brickwork)
- replacement of existing conservatory to northern side of dwelling with store

The application is accompanied by a Design & Access Statement.

Location

The application dwelling (together with the adjoining house at East Pelham) comprises a locally listed building constructed around the 1870s. These properties form an isolated group of three properties to the northern side of Manor Place which are accessed via a shared access road off Manor Place. The site falls within "Sub-Unit 12" of the Chislehurst Conservation Area.

Comments from Local Residents

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

- adverse impact on character and appearance of application dwelling and the setting of Chislehurst Conservation Area
- sense of enclosure would result in a loss of amenity to Pelham Lodge
- loss of sunlight and daylight to Pelham Lodge – no analysis to demonstrate otherwise
- concern regarding impact on surrounding trees and surrounding landscape
- loss of privacy to Pelham Lodge in view of close proximity
- overdevelopment of application site
- increase in noise and disturbance due to increase in activity associated with access drive
- disruption resulting from building work
- construction management plan should be imposed
- application dwelling is listed for sale and application may be to increase saleability of the property
- no direct access for works or service vehicles to the application site
- negative impact on parking arrangements in neighbouring property
- concern regarding structural implications of proposed building works on adjoining house
- incorrect boundary lines

Comments from Consultees

The Advisory Panel for Conservation Areas has raised objections on the basis that the roof changes, involving the installation of an excessive number of rooflights, together with the design of the new entrance door, will be detrimental to this locally listed building.

Planning Considerations

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

BE1 Design of New Development
BE10 Locally Listed Buildings
BE11 Conservation Areas
H8 Residential Extensions
H9 Side Space
NE7 Development and Trees

Supplementary Planning Guidance for the Chislehurst Conservation Area

National Planning Policy Framework

Planning History

Under reference 15/01239, an application for roof alterations to provide habitable accommodation within the roofspace, together with a first floor side extension and single storey side extension, was refused on the following ground:

“The proposed first floor side extension would, by reason of its height, massing and proximity to the boundary, appear cramped and obtrusive, harmful to the landscape setting and appearance of this locally listed building, and detrimental to the character and appearance of the Chislehurst Conservation which it would fail to either preserve or enhance, thereby contrary to Policies BE1, BE10, BE11 H8 and H9 of the Unitary Development Plan and the Supplementary Planning Guidance for the Chislehurst Conservation Area.”

Conclusions

The main issues relating to the application are the effect that it would have on the architectural integrity and local interest of this locally listed building; its impact on the character and appearance of the Chislehurst Conservation Area; and its effect on the amenities of the occupants of surrounding residential properties.

The application dwelling forms part of a group of locally listed buildings centred on Manor Park. These form a part of “Sub-Unit 12” of the Chislehurst Conservation Area – as defined in the Supplementary Planning Guidance for the Chislehurst Conservation Area (SPG). This area is described in the following terms in the SPG:

“These streets, and those branching from them, are characterised by large contemporary houses on spacious plots set amongst mature trees. Some earlier buildings are retained amongst the later development (such as The Old House off Manor Place, along with a lodge house and gates), providing important reminders of the earlier forms of settlement.

“Given that these streets are not through routes and are not visible from the key parts of the Conservation Area, the retention of its wooded setting provides a supportive backdrop, which performs a useful subsidiary role within the Conservation Area.

“The protection of mature trees and remnant early buildings and their settings are encouraged, along with ongoing establishment of trees, with preference for broad-leafed species, to enhance the wooded setting.”

The application dwelling, together with the adjoining dwelling at East Pelham, originally formed a single house, known as “Upper Pelham”, which was constructed in a “Queen Anne” style in red brick and shaped gables around the 1870s. The building has maintained much of its original form and appearance and is located within an attractive landscape setting which is characterised by dense boundary screening.

As noted above, under reference 15/01239 planning permission was refused for roof alterations to provide habitable accommodation within the roofspace, together with a first floor side extension and a single storey side extension. In comparison to that scheme, the first floor side extension has been removed in order to address the ground of refusal. Accordingly, the key focus in this scheme relates to the impact of the roof works on the architectural integrity of this locally listed building and on the wider Conservation Area.

On balance, the roof alterations are considered acceptable on the basis that most of the changes will be confined within the existing roof structures, this involving the infilling of the two valleys between the two roof ridges, with the gable ends at the front and rear remaining the dominant features. It is considered that since most of these works will be obscured from external views and, consequently, that the overall character of the building will be maintained, the proposal can be justified in light of the policies quoted above. Subject to the use of sympathetic external materials and fenestration (to be agreed by condition) it is considered that this addition can be satisfactorily accommodated, without damaging the architectural integrity of the building.

Whilst objections have been raised in respect of the impact on neighbouring amenity, given the level of separation and orientation that exists between the application dwelling and surrounding houses and the nature of the works proposed, it is not considered that the impact of this proposal will be so severe as to justify refusal. In addition, any potential overlooking in the direction of East Pelham could be restricted through the use of obscure glazed window panels.

No objection is raised in respect of the ground floor extension which is considered to be modest in scale and subservient to the host building. Furthermore, matters relating to access rights constitute a private legal matter over which the Council has no jurisdiction.

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

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local**

Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area

- 3 Details of the windows (including rooflights where appropriate) including their materials, level of obscurity, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.**

Reason: In order to comply with Policies BE1, BE10 and BE11 of the Unitary Development Plan and in the interest of the appearance of the building and the amenities of the area.

- 4 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.