

**SECTION '4' – Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS**

**Application No : 10/02993/FULL6**

**Ward:  
Penge And Cator**

**Address : 6 Watermen's Square Penge London  
SE20 7EL**

**OS Grid Ref: E: 535418 N: 170429**

**Applicant : Ms Mary Essex**

**Objections : YES**

**Description of Development:**

Single storey rear extension

Key designations:

Conservation Area: Penge High Street  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Locally Listed Building

**Joint report with application ref. 10/02994**

**Proposal**

This application seeks permission for a single storey rear extension that would measure at 6.7m deep x 4.2m wide with a pitch roof measuring at 3.55m high.

**Location**

- The application site is an end-terrace dwelling.
- The immediate surrounding area is mostly characterised by residential units with the entire curtilage of the Square Listed including St Johns Church.

**Comments from Local Residents**

Three nearby owners/occupiers were notified of the application and an objection has been received from 7 Watermen's Square. This objection could be summarised as follow:

- this is a Listed Building and it is not permitted to build or change the character of this building.
- the proposal would also block the sunlight at 7 Watermen's Square.

### **Comments from Consultees**

From a Conservation and Historic Buildings point of view objection is raised to the rear extension as it would disrupt the rear elevation and impact adversely of this Grade II Listed Building.

English Heritage comments stated that the proposal would cause harm to the special interest of this key grade II listed building in the Penge High Street Conservation Area and recommended refusal.

### **Planning Considerations**

Policies BE1, BE8, BE11 and H8 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the Conservation Area and character of this Statutory Listed Building.

### **Planning History**

Under ref. 10/01948, planning permission was refused for a single storey rear extension on the 25th August 2010.

Under ref. 10/01949, Listed Building consent was refused for a single storey rear extension on the 25th August 2010.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and Grade II Listed Building as well as the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed extension would be visible from the highway given the location and orientation of the application site. The previous refused scheme proposed an extension at 7.5m deep and was considered too deep on this end-terrace property. The reasons for refusal on ref. 10/01948 included the following:

1. The proposed single storey rear extension would by reason of its excessive depth damage the special interest of the Listed Building, harming the architectural integrity & homogeneity of the rear elevation, and be contrary to Policies BE1, BE8, BE11 and H8 of the Bromley UDP and Planning Policy Guidance 5 - Planning and the Historic Environment (PPS5).
2. The proposed single storey rear extension would by reason of its excessive depth, result in a sense of enclosure to the occupants of the adjoining residential property contrary to Policy BE1 of the UDP.

The proposal this time round proposes a single storey extension at 6.7m deep. The proposed rear extension is still considered unacceptable in this instance due to its depth and would adversely affect the character of the Conservation Area and this Grade II Listed Building.

The application site and the surrounding buildings were built in 1840-1842 and listed in 1972. These buildings were sensitively altered in the early 1970s, but were mainly internal alterations and did not adversely affect the special interest of the front or rear elevations and therefore these alterations should not be used as justification for this proposal. The extension would appear out of scale with the existing main dwelling and particularly the historic plan of the almshouses and would therefore harm the architectural interest of the Listed Building and especially the integrity and homogeneity of the rear elevation.

As mentioned previously, the extension is 6.7m deep and there is a 1.8m high boundary fence separating the application site and the neighbouring property at 7 Watermen's Square. The proposed extension would be erected on the opposite boundary away from this neighbouring property. On this basis, member will need to consider whether that the proposal would adversely affect the amenities of this neighbouring property. No neighbouring properties are located on the western side.

Having had regard to the above it was considered that the proposed single storey rear extension due to its proposed depth would adversely affect the character of the Listed Building and the Conservation Area in which it is located.

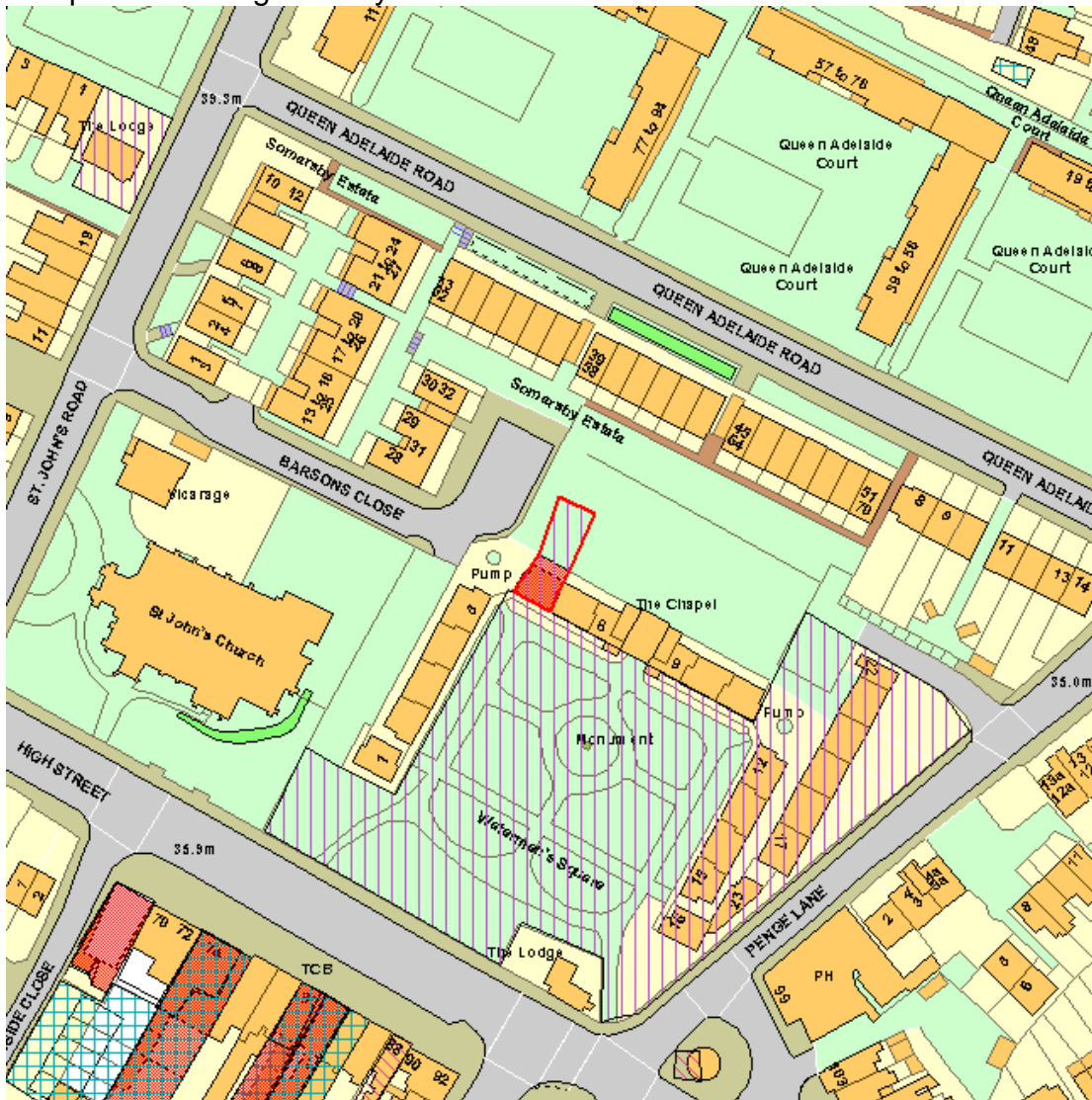
Background papers referred to during production of this report comprise all correspondence on files refs. 10/01948, 10/01949, 10/02993 and 10/02994, excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed single storey rear extension would by reason of its excessive depth damage the special interest of the Listed Building, harming the architectural integrity & homogeneity of the rear elevation, and be contrary to Policies BE1, BE8, BE11 and H8 of the Bromley UDP and Planning Policy Guidance 5 - Planning and the Historic Environment (PPS5).

Reference: 10/02993/FULL6  
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Proposal: Single storey rear extension



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