

Applicant: Lisa Hollins, 75 Mycenae Road, Blackheath, SE3 7SE

Agent: Russell Associates Architect, Unit 4 Hopyard Studios, 13 Lovibond Lane, Greenwich SE10 9FY

Site Address:
75 Mycenae Road, Blackheath, London, SE3 7SE

Ward:
Blackheath Westcombe
Application Type:
Household Planning Permission

1.0 Recommendation

1.1 The Committee is requested to refuse Planning Permission Ref. 21/1655/HD as outlined below:

‘Construction of a rear hip-to-gable roof extension, side dormer roof extension and front dormer roof extension.’

Recommendation:

- i. To resolve to refuse planning permission per the reasons outlined in Appendix 2, to be detailed in the notice of determination.
- ii. To authorise the Assistant Director of Planning and Building & Building Control to make any minor changes to the detailed wording of the recommended reason for refusal as set out in this report and its addendums, where it is appropriate, before issuing the decision notice.

2.0 Summary

2.1 Detailed below is a summary of the application:

The Site -	
Site Area (m ²)	598m ²
Heritage Assets	• Westcombe Park Conservation Area
Tree Preservation Order	N/A
Flood Risk Zone	Zone 1 (least probability of flooding)

The Proposal	
The application proposes a loft conversion comprising a hip-to-gable rear roof extension, a side dormer to the north elevation, and a front elevation dormer.	

Public Consultation	
Number in support	0
Number of objections	1
Number of comments	0
Main issues raised in objection	<p>Paragraph 5.45 of the SPD advises against changing sloped hip end roof to flat gables. The application proposes this and therefore would have a considerable effect on the roof line.</p> <p>Due to the staggered nature of the property the change to the roof-line will be sufficiently visible to have a damaging effect on the uniformity of this group of houses</p> <p>In outlining the previous planning history of neighbouring properties ,the application fails to mention 55 Mycenae Road, which was refused planning permission with the subsequent appeal being dismissed for a roof extension comprising gable end, 2 rear dormer windows and 3 front rooflights (18/3548/HD).</p>

- 2.2 The application is being reported to the Greenwich Area Planning Committee on the request of Cllr Brighty that the application be considered at committee should the application be recommended for refusal.
- 2.3 The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.
- 2.4 The application is not considered acceptable and is recommended for refusal for the reasons listed in Appendix 2.

3.0 Site and surroundings

- 3.1 The application site is of an irregular rectangular shape and comprises a detached dwelling with a large rear garden located on the eastern side of Mycenae Road in Blackheath, London.
- 3.2 The site shares its boundaries with No. 73 Mycenae Road to the north, No. 77 Mycenae Road to the south, and Nos. 17 and 19 Glenluce Road to the east. To the west of the application site, on the opposite side of Mycenae Road, is the Westcombe Woodlands Dell, a public open space, and lands associated with the grounds of Mycenae House, a community venue.
- 3.3 The site contains a number of mature trees and vegetation within the rear and front gardens. The front garden also contains a paved car parking area with space for two vehicles to park in tandem.
- 3.4 The site is located within the Westcombe Park Conservation Area, which was designated in 2002 but is not covered by an Article 4 Direction. The application site is not a statutory or locally listed building.
- 3.5 The site is located within Flood Zone I (lowest likelihood of flooding).
- 3.6 The surrounding area is predominantly residential in nature, with this part of Mycenea Road being characterised by detached dwellings, many of which (including the subject dwelling) are set at an angle from the street.



Figure 1: Site Location

4.0 Relevant Planning and Enforcement History

75 Mycenae Road

- 4.1 Planning permission was granted for the construction of a first floor side extension, two storey rear extension, and loft conversion, under planning reference 99/1290/F, dated 4th August 1999.
- 4.2 Planning permission was granted for amendments to the planning permission granted under planning reference 99/1290/F for the addition of a rear bay window under planning reference 00/1686/F, dated 20th September 2000.

Other relevant consents

- 4.3 Planning permission was refused at 55 Mycenae Road for a roof extension comprising gable end, 2 rear dormer windows and 3 front roof lights, under planning reference 18/3548/HD, dated 30th November 2018. The application was subsequently dismissed at appeal on the 2nd May 2019.
- 4.4 Planning permission granted at 79 Mycenae Road for a loft conversion including terrace cut into roof, alterations to windows on rear elevation, alterations to rear patio and minor alterations to front door configuration, under planning reference 16/0899/F, dated 15th December 2016.
- 4.5 Planning permission was granted at 63 Mycenae Road for the construction of a part 1/part 2-storey rear extension over lower ground and ground floors, including terraces and loft conversion comprising new front roof light and rear dormer window, under planning reference 15/1718/F, dated 7th August 2015.
- 4.6 Planning permission was granted at 53 Mycenae Road for the construction of a loft conversion with two rear dormer windows and three roof lights under planning reference 20/3842/HD, dated 10th March 2021.
- 4.7 Planning permission was granted at 51 Mycenae Road for a loft conversion comprising rear dormer window and 3 front roof lights, under planning reference 15/1383/F, dated 9th July 2015.
- 4.8 Planning permission was granted at 47 Mycenae Road for the construction of a single storey rear extension, loft conversion with two rear dormer

windows, three rooflights to front roof slope and conversion of garage in rear garden to an outbuilding, under planning reference 17/2100/F, dated 1st September 2017.

- 4.9 Planning permission was granted at 43 Mycenae Road for a loft conversion comprising rear dormer window and installation of 2 replacement front rooflights and one replacement rear rooflight, under planning reference 14/2058/F, dated 28th August 2014.

5.0 Proposal

- 5.1 Following the granting of planning permission 00/1686/F on 20th September 2000, the works thereby approved were not carried out and the permission was allowed to lapse. The property has since changed ownership.

The current application seeks planning permission for the construction of a rear hip-to-gable roof extension, side dormer roof extension and front dormer roof extension.

6.0 Consultation

- 6.1 Since being registered in May 2021, the application has been subject to public consultation.

- 6.2 The consultation involved the following:

- **Ten (10)** neighbour consultation letters were sent to the occupiers of the adjoining properties on **13/05/2021**; and
- **Two (2)** amenity groups (Blackheath Society and Westcombe Society) were consulted on **12/05/2021**.
- Site Notice dated 16/07/21 and a Press Notice dated 19/05/21

6.3 Amenity Groups

- 6.3.1. A summary of the consultation responses received along with the officer comments are set out in table below:

Details of Representation	Summary of Comments	Officer's comments
The Westcombe Society	<ul style="list-style-type: none">• Paragraph 5.45 of the SPD advises against changing	The comments made are noted and supported.

	<p>sloped hip end roof to flat gables. The application proposes this and therefore would have a considerable effect on the roof line.</p> <ul style="list-style-type: none"> • Due to the staggered nature of the property the change to the roof-line will be sufficiently visible to have a damaging effect on the uniformity of this group of houses • In outlining the previous planning history of neighbouring properties ,the application fails to mention 55 Mycenae Road, which was refused planning permission with the subsequent appeal being dismissed for a roof extension comprising gable end, 2 rear dormer windows and 3 front rooflights (18/3548/HD). 	
--	---	--

6.4 **Local Residents**

6.5 Ten (10) neighbouring properties were notified as part of this application. No comments in support or objection were received in response.

7.0 **Planning Context**

7.1 This application needs to be considered in the context of a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents.

- **National Planning Policy Framework (“NPPF” – 2021)**
- **The London Plan (2021)** - Full details of relevant policies refer to Appendix 3.

- **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)** - Full details of relevant policies refer to Appendix 3.

7.2 For full details of relevant SPD / Documents refer to Appendix 3.

8.0 Planning Considerations

8.1 The planning considerations relevant to this application are as follows:

- Principle of development;
- Design and impact on heritage assets;
- Neighbouring amenity; and
- CIL

Principle of Development

8.2 The overriding objective of the Royal Greenwich policy framework is to deliver high quality development which improves the quality and distinctive identity of places and contributes to their success and the area’s popularity as somewhere to live, work and stay.

8.3 As such, it is acknowledged that extensions to existing dwelling houses can facilitate additional and enhanced living spaces for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high-quality neighbourly design and no significant amenity loss is created. These matters are considered in further sections of this report.

Design and impact on heritage assets

8.4 The site is located within the Westcombe Park Conservation Area, which was designated in 2002 , though the subject property does not comprise a statutory or locally listed building. The impact on the setting and historic character of the heritage asset is a key assessment in determining the acceptability of the development proposals.

8.5 The Definition of Special Historic Interest in the Westcombe Park Conservation Area reads, in part, as follows:

‘Westcombe Park is characterised predominantly by two and three storey Victorian and Edwardian houses which follow the contours of the landscape and which display a great richness and complexity of architectural detailing. The area evolved

organically during the late 19th and early 20th century through piecemeal speculative development, rather than as a planned estate. This has resulted in small, cohesive groups of houses. A large number of the buildings are high quality and were evidently designed by inventive and accomplished architects rather than constructed by builders from a pattern book. The late-Victorian groups of houses are normally 2 or 2½ storeys and have varied plan forms and elevational treatment and often highly ornamented facades. Roofs are pitched or hipped, with pointed gables a characteristic feature. Houses are built as either detached or paired villas set within substantial plots, with a generous frontage. The Edwardian groups of houses are either built as pairs or terraces, with slightly narrower plot widths and are invariably two-storied with pitched roofs, projecting double height bays and a range of decorative timberwork.'

- 8.6 Chapter 16 of the NPPF identifies the significance of heritage assets and places an importance on their conservation. Paragraph 199 states that when assessing planning applications affecting heritage assets, great weight should be placed on their conservation, with clear and convincing justification being required for any harm to, or loss of, the assets' significance (paragraph 200). Where a proposed development would lead to less than substantial harm to the significance of the designated heritage asset, paragraph 202 of the NPPF states that this harm should be weight against the public benefits of the proposal. This follows the statutory requirement, under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires paying special attention to the desirability of preserving or enhancing the character or appearance of the relevant conservation area. This principle is supported by Policy HCl of the London Plan (2021) and Policies DH3 and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).
- 8.7 Policy DH1 of the Core Strategy requires proposals to be of a high quality, and to positively contribute to the improvement of the built environment. The local scale, established pattern and layout of development, landscaping, building form, and materials will all be taken into account. This is supported by Policy D3 in the London Plan (2021). Policy DH(a) of the Core Strategy states that proposals for residential additions should be limited to a scale and design appropriate to the building and locality.
- 8.8 Policy DH(a) further provides that roof extensions should be designed to respect the scale and character of the host building, street scene, and surrounding area, and should also respect the amenities of adjacent occupiers.

- 8.9 The Council's Residential Extensions, Basements and Conversions SPD (2018) notes that roof extensions should be proportionate to the size of the original house, and any changes to the roof form should seek to preserve or enhance the existing appearance in terms of height, scale and visual interest. The SPD further notes that extensions on front facing roof slopes will typically be refused planning permission. Dormer extensions are appropriate on the rear of the house and may be appropriate on the side, but must be of an appropriate design that complements the design of the windows below.
- 8.10 The SPD states that in conservation areas, roof extensions will be resisted where they damage unaltered roofscapes and compromise views, particularly where this is a clearly defined feature of the character of the area. As outlined in the Definition of Special Historic Interest quoted above, the hipped roofs with pointed gables are considered a defined feature of the Westcombe Park Conservation Area. Further, it is considered that, with the exception of a small number of properties, roofscapes in this part of the conservation area are generally unaltered. The SPD further provides that the design of roof extensions must be sensitively considered so as not to overwhelm the roof and ensure any extension respects the architectural composition of the original house.
- 8.11 The application seeks to construct one new side dormer, one new front dormer, and a rear hip-to-gable roof extension.
- 8.12 As noted in the SPD, front dormer extensions are generally not considered appropriate given their high visibility from public vantage points, and their effect on the architectural integrity of the most sensitive elevation of the house. While this is generally the case in every part of the Borough, it is given particularly substantial weight within conservation areas. The application has been considered by the Council's conservation officer who has commented that whilst there is an example of a front elevation dormer window nearby, overwhelming the houses of this period on the east side of Mycenae Road do not exhibit such a feature. As such, the introduction of this element will have an adverse impact on the character and appearance of the host building and the conservation area.
- 8.13 It is noted that side dormer extensions are sometimes permitted on a case-by-case basis, particularly in areas where they are a common feature due to the prevailing pattern of development, subject to sensitive and subordinate design. It is considered that in this case, side dormers are not a typical feature, either original or as an addition, within the immediate street scene or the broader area. Further, the staggered layout of the detached properties

along the east side of Mycenae Road gives the side elevation further prominence when viewed from public vantage points. The conservation officer has commented that due to the size in relation to the roof of the host building, this will be overly dominant. Given the spacing of the houses, this will be very visible from the public domain, where its over dominance will have an adverse impact on the character and appearance of the host building and the conservation area. As such, the proposed side dormer is considered an unacceptable feature in principle.

- 8.14 As noted above, the hipped roof with pointed gable is considered a defined feature in the Westcombe Park Conservation Area and the roofscape in this area is sufficiently unaltered that its replacement with a gable roof extension to the rear is considered to unacceptably compromise the architectural integrity of the original dwelling and views throughout the conservation area. While there are some examples along this block where the rear roof slope of a hipped roof has undergone alterations, there are no examples of a full hip-to-gable alteration whereby the entire pitch and character of the roof is lost. Even on the substantial alteration on No. 79 Mycenae Road, the original roof form is retained (albeit with a substantially altered form with an inset balcony). Other alterations to hipped roofs in this area have been modest in nature, consisting of rooflight additions or small rear dormers. As proposed, it is considered that the hip-to-gable roof conversion will cause substantial harm to the host dwelling, have a detrimental impact on the character of the conservation area, and due to the local topography and building layout, will be visible from the public realm. This position is supported by the conservation officer who states that the hipped to gable replacement will entirely alter the character of the building and, due to the topography of the street, will be visible from the public domain, where it will have an adverse impact on the character and appearance of the conservation area.
- 8.15 It has been noted by the applicant and their agent that the current proposals are substantially smaller in scale than those approved (but not constructed) under the previous planning consents (application reference 99/1290/F and 00/1686/F). While this may be the case, it is considered that the planning policy framework in place now is substantially different to the one in place in 1999/2000. The primary guiding documents are the NPPF (2021), London Plan (2021), Greenwich Local Plan (2014), and the Residential Extensions SPD (2018), none of which were in force at the time of the original consent. Even more crucially, the Westcombe Park Conservation Area (and thereby the Westcombe Park Conservation Area Appraisal) did not exist at the time of this consent, which substantially changes the framework by which applications are assessed and gives substantially more weight to preserving the character

and appearance of original dwellings, the street scene, and broader character of the area.

- 8.16 Also in the supporting documentation that has been submitted with the application reference has been made to other properties within Mycenae Road, which have been granted consent for loft conversions, which include dormer windows. Whilst these are noted their context in relation to the application property are materially different and therefore do not constitute a justifiable reason for approving the current application.
- 8.17 On the basis of the above, it is considered that the proposal would appear as overtly dominant features on the host dwelling, would be highly visible from public vantage points, and would cause irreparable harm to the character and significance of the conservation area. The proposal is not supported on design grounds and is considered contrary to Paragraphs 199-200 and 202 of the National Planning Policy Framework (2021), Policies D3 and HCI of the London Plan (2021), Policies DH1, DH3, DH(a) and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Residential Extensions, Basement and Conversions Guidance SPD (2018) and the Westcombe Park Conservation Area Character Appraisal (2010)

Neighbouring amenity

- 8.18 Royal Greenwich Local Plan: Core Strategy with Detailed Policy (2014) Policy DH(b) states that developments will only be permitted where it can be demonstrated that the proposal does not cause an unacceptable loss of amenity to adjacent occupiers by reducing the amount of daylight, sunlight or privacy they enjoy or result in an un-neighbourly sense of enclosure.
- 8.19 From a review of the site and the surrounding context, it is considered that the relevant properties for the consideration of amenity impacts are:
- No. 73 Mycenae Road (to the north); and
 - No. 77 Lee Road (to the south).
- 8.20 It is not considered that there will be any potential impacts on other properties, particularly the properties fronting Glenluce Road to the east, due to the distance between the dwellings, thick vegetation, and relative grade difference.
- 8.21 In regard to No. 73, this detached property will be affected by the hip-to-gable extension as well as the side dormer extension. However, given the

offset nature of the plot layouts and the relative size of both rear gardens, there will not be any significant impact on the sense of enclosure or amount of daylight/sunlight experienced in the rear garden of this property or any habitable rooms. However, the positioning of the side dormer is such that there will be a direct overlook onto the rear garden of No. 73. This is considered to have an unacceptable impact on the privacy of the occupiers of this dwelling as the level of overlooking into the rear gardens are relatively limited.

- 8.22 In regard to No. 77, the only potential impact would be as a result of the hip-to-gable extension as neither of the two dormers would be visible from this property. Given the distance between the properties, the relative size of the rear garden of No. 77 and the comparatively small size of the roof extension area, it is not considered that there would be any impacts on this property from the perspective of creating a sense of enclosure or loss of daylight/sunlight. Further, as no new openings are proposed on this side of the extension, no negative privacy impacts are anticipated.
- 8.23 Overall the development is considered to have a negative impact on the privacy experienced by the occupiers of No. 73 Mycenae Road and is therefore not acceptable from a neighbour amenity impact, and does not comply with Policy DH(b) of the Core Strategy and the policies of the SPD regarding the amenity of neighbouring properties.

CIL

- 8.24 The new extensions would be less than 100sqm in floor area, and as such the proposal would not be liable for the Mayoral CIL2 and the Royal Borough of Greenwich CIL.

Public Sector Equality Duty (PSED) and Human Rights

- 8.25 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the PSED. The application proposals are not considered to conflict with the Duty.
- 8.26 The application has also been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation, is compatible with the Act.

Conclusion

- 8.27 The proposed development is considered unacceptable in principle as it would create a visually discordant and overbearing features, both in the form of the proposed dormers and the hip-to-gable roof conversion, which would have a detrimental impact on the character and appearance of the host building and the designated heritage asset (Westcombe Park Conservation Area) and the broader street scene.
- 8.28 The proposed side dormer extension would further have a negative impact on the amenity of the adjoining occupier of 73 Mycenae Road due to the staggered layout of the properties which would cause an unacceptable loss of privacy.
- 8.29 Based on the above, it is therefore recommended that permission be refused for application reference 21/0942/HD, for the reasons outlined in Appendix 2.

Background Papers: National Planning Policy Framework (2021)
 The London Plan (2021)
 Royal Greenwich Local Plan: Core Strategy with Detailed
 Policies (2014)
 Westcombe Park Conservation Area Character Appraisal
 (2010)
 Residential Extensions, Basement and Conversions
 Guidance SPD (2018)

Report Author: Dominik Matusik
Tel No.:
Email: Dominik.Matusik@royalgreenwich.gov.uk

Reporting to: Victoria Geoghegan - Assistant Director Planning &
 Building Control
Tel No.: 0208 921 4296
Email: Victoria.Geoghegan@royalgreenwich.gov.uk

