

# Greenwich Area Planning Committee

## Agenda

### Place

The Town Hall, 35 Wellington Street, Woolwich SE18 6PW

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### Date

Tuesday, 14 September 2021

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### Time

6:30 PM

This meeting is open to the press and public and they are entitled to take photographs, film or record the proceedings.

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### Councillors

Stephen Brain (Chair)	Labour
Leo Fletcher (Vice Chair)	Labour
Norman Adams	Labour
Chris Lloyd	Labour
Maureen O'Mara	Labour
Pat Slattery	Labour
Aidan Smith	Labour
Geoffrey Brighty	Conservative

Members are reminded that officer contacts are shown at the end of each report and they are welcome to raise questions in advance with the appropriate officer. This does not prevent further questioning at the meeting.

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If you require further information about this meeting please contact the Committee Services Officer:  
Clare Chapman  
Telephone: 020 8921 4350  
Email: [committees@royalgreenwich.gov.uk](mailto:committees@royalgreenwich.gov.uk)

## **Agenda**

### **1 Apologies for Absence**

To receive apologies from Members of the Committee.

### **2 Urgent business**

The Chair to announce any items of urgent business circulated separately from the main agenda.

### **3 Declarations of Interests**

Members to declare any personal and financial interests in items on the agenda. Attention is drawn to the Council's Constitution, the Council's Code of Conduct and associated advice.

### **4 Minutes**

Members are requested to confirm as an accurate record the Minutes of the meetings held on 21<sup>st</sup> July 2020 and 8<sup>th</sup> December 2020.

No motion or discussion may take place upon the Minutes except as to the accuracy, and any question on this point will be determined by a majority of the Members of the body attending who were present when the matter in question was decided. Once confirmed, with or without amendment, the person presiding will sign the Minutes.

### **5 80 Westcombe Park Road, Blackheath, London, SE3 7QS ref. 21/2196/HD**

The Committee is requested to grant Planning Permission for the replacement of all existing roughcast painted render with silicone render.

Date of Issue  
Monday, 06  
September  
2021

Debbie Warren  
Chief Executive

### Filming and Recording Meetings

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### Safety

### Fire and Emergency Procedures

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When you hear the continuous ringing of the fire alarm bells, please make your way out of the building in an orderly manner. The nearest exit from the Council Chamber and the Committee Rooms is through the main exit leading to Wellington Street (at the front of the building). Do not use the lift and do not stop to collect personal belongings. Once outside the Town Hall please make your way to the Assembly Point between Sainsbury's and The Vista via Market Street or Polytechnic Street

## **AREA PLANNING COMMITTEES PUBLIC INFORMATION**

**Area Planning Committees are meetings in public, not public meetings.**

**Please note that Committee Members will be using electronic devices to access the agenda, reports and documents published and submitted for the meeting.**

### **PLEASE TURN ALL MOBILE PHONES TO SILENT MODE**

#### **Terms of Reference**

The Area Planning Committees have delegated powers to take decisions on matters within their Terms of Reference as published in the Council's Constitution.

#### **Areas**

The three Area Planning Committees (APC) deal with matters relating to the following Wards:

**Eltham & Kidbrooke APC** covers: Coldharbour & New Eltham, Eltham North, Eltham South, Eltham West, Kidbrooke with Hornfair, Middle Park & Sutcliffe, and Shooters Hill.

**Greenwich APC** covers: Blackheath Westcombe, Greenwich West, and Peninsula.

**Woolwich & Thamesmead APC** covers: Abbey Wood, Charlton, Glyndon, Plumstead, Thamesmead Moorings, Woolwich Common and Woolwich Riverside.

#### **Determining planning applications**

When determining planning applications and related matters Officers and Councillors must adhere to important principles set out in legislation and Central Government Guidance.

Applications shall be determined in accordance with the Development Plan unless material considerations indicate otherwise. (Section 38A, Planning and Compulsory Purchase Act, 2004). The development plan comprises the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014 and the Spatial Development Strategy for Greater London.

The Key Principles of which are:

- If there are other material considerations, the Core Strategy is the starting point and other considerations weighed up against it.
- Where the Core Strategy is not relevant or there are policy conflicts, the application must be treated on its merits.

**Material Planning Considerations include;**

- Statutory provisions contained in Planning Acts and Statutory Regulations and Planning Case Law.
- Central Government planning policy and advice as contained in Circulars, The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- Planning Briefs and other Supplementary Planning Guidance, e.g. Home Extension Guidelines.
- Site specific issues such as availability of infrastructure, density, car parking.
- Environmental effects such as effect on light, noise, overlooking, effect on the street scene.
- The need to preserve or enhance the Special Character or appearance of Conservation Areas and protect Listed Buildings.
- Previous planning decisions, including appeals.
- Desire to retain and promote certain uses.

**Matters that must not be taken into account when determining planning applications include**

- Moral and religious issues.
- Unfair competition.
- Breach of private covenants or other property rights.
- Devaluation of property.
- Protection of a private view.
- Identity of an applicant or occupier.

**LEAD OFFICERS**

Assistant Director (Planning and Building Control)

Major Developments Manager - Major Projects

Area Development Manager West

Area Development Manager East

Legal Adviser – Planning

Legal Adviser – Planning

Committee Services Officer

## **The Procedure for considering Applications**

The conduct of the meeting is at the discretion of the Chair. According to the number of items to be considered, the Chair will strictly control the time for speakers wishing to address the Committee.

Any additional material (i.e. photographs, dioramas' etc.) not previously submitted to Planning Officers that you wish to draw to the attention of the Committee must be submitted no less than two working days before the meeting to the Committee Services Officer at [committees@royalgreenwich.gov.uk](mailto:committees@royalgreenwich.gov.uk)

Any documentation received after this deadline, including at the meeting, will not be accepted. This deadline is to allow sufficient time to scrutinise any additional information and for it to be presented to Members.

At the start of the meeting the Chair will summarise the procedure to be followed and announce that anyone wishing to address the Committee should give the Corporate Governance Officer their names, as if they are not included on the list they will not be permitted to speak.

- 1 Council Officers will introduce each item, outlining Officers' recommendations on the matter, and answer any questions from the Committee. The Chair will then invite members of the public on the list to come to the table and address the Committee.
2. Both objectors to and supporters of an application, including amenity societies will be invited to address the Committee. The Chair has indicated that the following times will generally be allocated to speakers on any one application. The Chair may vary the time available, e.g. where there is a significant number of speakers or where there is a repetition or non-planning matters are being raised.
  - Individuals – up to two minutes each
  - Organised groups – up to four minutes each
  - Elected representatives (MPs and Councillors) – up to five minutes each
  - Applicant – up to 10 minutes

3. Comments should be confined to planning matters and the public will be advised to include everything they wish to say in one contribution, as normally no further opportunity will arise. It must be noted that only relevant planning considerations can be taken into account when considering planning applications (see 'determining planning applications' for details).
4. Members of the Committee may wish to ask questions. The speaker should return to the public seating area. There will be no further input or interruption from members of the public.
5. The Applicant and or their representatives will be invited to address the Committee, once all other parties have spoken, in order to respond to any points raised by previous speakers or Members.
6. The public will be able to listen to the Councillors' discussing the item and coming to a decision. The Chair will then announce the decision.

<b>GREENWICH AREA PLANNING COMMITTEE</b>		<b>ITEM NO</b> 7
<b>TITLE</b> Declarations of Interests	<b>WARD(S)</b> All	
<b>DECISION CLASSIFICATION</b> Non-key	<b>FINAL DECISION</b> To be made at this meeting on the recommendations in this report	

1. **Decisions Required**

The Committee is requested to:

- 1.1 Note the list of Councillors' memberships (as Council appointed representatives) on outside bodies, joint committees and school governing bodies.
- 1.2 Request that Members orally declare any personal or financial interests, including those detailed, in specific items listed on the agenda as they relate to matters under discussion.

2. **Members' Interests**

- 2.1 Appended to this report is a list of the outside bodies, joint committees and school governing bodies that each member has been appointed to by the Council or the Leader. The list does not include bodies with which a Member is involved in a personal or private capacity.

**Personal interests**

- 2.2 A Member has a personal interest where any business is likely to affect:
  - (a) them, or
  - (b) a relevant person or a relevant body (where the Member is aware that they have the interest);

more than a majority of those in the ward you represent.

A **relevant person** is defined as the member's spouse or civil partner, a person who they are living with as husband and wife or as civil partners, or a person with whom they have a close association.<sup>1</sup>

A **relevant body** is defined as (a) any organisation, school governing body or outside committee or trust which they have been appointed to by the Royal Borough or by the Leader, or (b) any other voluntary organisation, school governing body or commercial organisation where you are a management committee member, school governor, trustee or director.

2.3 Members must declare the existence and nature of any personal interest at the start of the meeting, or when the interest becomes apparent. Members must say which item their interest relates to.

2.4 A Member who has a personal interest may stay, speak and vote, except where the business:

- (a) affects the financial position of the Member or any person or body described in paragraph 2.2 above, or
- (b) relates to an interest that would be affected financially or relates to the determining to any approval, consent, licence, permission or registration in relation to the Member or any person or body described in paragraph 2.2 above

### **Financial Interests**

2.5 A Member has a financial interest where any business relates to or is likely to affect an interest set out in paragraph 18 of the Code of Conduct, and which is the Member's interest or the interest of a person described in paragraph 2.2(a) above.

2.6 Members must declare the existence and nature of any financial interest at the start of the meeting, or when the interest becomes apparent. Members must say which item their interest relates to.

2.7 A Member who has a financial interest must leave the meeting, but may attend to make representations, answer questions or give evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, and provided they leave the meeting immediately after doing so. The Member must not participate in the discussion nor the vote.

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<sup>1</sup> See the guidance in Annex I of the Code of Conduct

## **General**

- 2.8 The Code also requires Members to declare interests in relation to relevant bodies for six months after ceasing from being a member and take the appropriate action in relation to financial interests.

## Background Papers

None submitted

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<b>Councillor</b>	<b>Organisation</b>	<b>Role</b>	<b>Governorship</b>
Adams	Greenwich Dance Agency	Member	
Brain	DG Cities Limited	Member	
Brain	Greenwich Millennium Village Management Ltd	Deputy	
Brain	Greenwich Service Solutions	Member	
Brighty	Blackheath Joint Working Party	Member	
Fletcher, L	Blackheath Joint Working Party	Member	
Fletcher, L	Greenwich Blue Coat Foundation	Member	
Lloyd	Overview & Scrutiny Joint Health Committee	Member	
O'Mara	Sir John Evelyn Charity	Member	
Slattery	Greenwich Charities of William Hatcliffe and the Misses Smith	Member	
Slattery	Greenwich Leisure Ltd	Member	
Smith, A	Greenwich Leisure Ltd - Libraries Board	Member	
Smith, A	Local Government Information Unit	Member	
Smith, A	Sir John Evelyn Charity	Member	
Smith, A	Twinkle Park Trust	Member	



**ROYAL BOROUGH OF GREENWICH**  
**GREENWICH AREA PLANNING COMMITTEE**

**TUESDAY, 21<sup>ST</sup> JULY 2020 AT 6.30 PM**

**MINUTES**

**PRESENT:**

**Members:**

Councillor Stephen Brain (Chair), Councillors Norman Adams, Geoffrey Brighty, Pat Greenwell, Chris Lloyd, Mariam Lolevar, Maureen O'Mara and Aidan Smith.

**Officers**

Assistant Director of Planning, Area Planning Manager (West), Planning Officer and Corporate Governance Officers x 2

The Chair made introductions and explained the procedures that would be followed at the meeting.

**Item  
No.**

**1 Apologies for Absence**

Apologies for absence were received from Councillor Mehboob Khan.

**2 Urgent Business**

There was no urgent business.

**3 Declarations of Interest**

Cllr Lolevar declared that she was acquainted with the niece of an objector to Item 6. The Chair confirmed that Cllr Lolevar would not take part in the vote for this item.

**Resolved –**

That the list of Councillors' memberships as Council appointed representatives on outside bodies, joint committees and school governing bodies be noted.

#### **4 Minutes**

##### **Resolved -**

That the minutes of the minutes of the meeting held on 10<sup>th</sup> March 2020 be agreed as a true and accurate record.

#### **5 Election of Vice Chair**

Councillors Lolevar and Adams were nominated. Councillor Lolevar received four votes and Councillor Adams received one vote.

##### **Resolved -**

That Councillor Lolevar be elected as Vice Chair of the Greenwich Area Planning Committee for the duration of the municipal year.

#### **6 12 Shooters Hill Road, Blackheath, London, SE3 7BD ref. 20/0518 & 20/0519/L**

The Planning Officer gave an illustrative presentation of the application.

In response to a question from Members, the Planning Officer confirmed that the proposed steps going down to the garden were for access only and would not allow sufficient space for a table and chairs. Under the current proposal it would not result in loss of privacy for the neighbours at number 10.

In response to a question from Members, the Planning Officer confirmed that underpinning would be dealt with by building control regulations. A basic impact assessment would be submitted before works started.

Members noted that if the application was approved it would be subject to approval of a basic impact assessment. Officers advised that if Members were minded to approve the application, a condition could be added that enabled neighbours to have site of the impact assessment before it was submitted to the Council for discharge.

Officers advised that the application had been assessed by the Council's Conversation Officer who was happy that the inclusion of the railing and gates would not adversely harm the character and appearance of the host property or the setting of the wider group of listed buildings.

The Committee was addressed by Mr Edward Britton.

Mr Britton confirmed that he resided with his family in the neighbouring property. He was concerned about loss of privacy. He advised that the development at number 14 should not be used as a precedent. The development here was narrower and did not extend as far as the boundary wall. Further, the window on the back elevation was nowhere near the boundary.

Mr Britton further advised that serious overshadowing of main living room would be caused by the proposed build of the high brick wall and submitted that it should not be allowed.

The terrace would also add to loss of privacy. It was big enough for a table and chairs or a sofa. If people stood on it and looked backwards, they would see through his window.

Mr Britton informed Members that when the houses were built, a large ventilation cavity was incorporated underground all the way around the basement. This aimed to keep the air circulating outside the walls to prevent damp. The planning proposals would require the demolition of some of the original Georgian brickwork that formed this cavity.

The Committee was addressed by Mr John Corp.

Mr Corp advised that the villas (numbers 2-20) were Georgian and any decision should be judged in this context.

The Committee was addressed by Mr Howard Shields from the Blackheath Society.

Mr Shields felt the Planning Officer did not do full justice to the comments of the Blackheath Society in her report. They had raised concerns regarding the sub-basement. The plans completely failed to comply with the latest policy and guidance from the Council and he did not accept that the application should ignore this guidance. Significant excavation would be necessary in houses with no real foundations.

The Committee was addressed by Mr Richard Butt from the Greenwich Society.

Mr Butt was objecting in particular to the proposed depth of the sub-basement garage. The ramp down to the garage together with the over sized garage door would create the impression of a void at the front of the house which would weaken the classical symmetry of the house which formed part of an important row.

Mr Butt was also concerned about the electrically operated gates at the front which he felt were inappropriate for the setting.

The Committee was addressed by Mr Dominic Lamb, architect and agent.

Mr Lamb explained that both he and his client had worked closely with the planning team to develop a high quality and sensitively designed proposal that respected the host listed building and surrounding conversation area. All relevant policy and guidance had been satisfied and work had been undertaken in response to pre-application advice. This included:

- Reducing proposed height of side extension in line with height of number 14;
- Reinstatement of central window at first floor;
- Numerous iterations of how the stairs to the second floor could be reconfigured to retain the planned form of the first floor whilst allowing safe access to the second floor;
- Boundary treatment and gates to the front that were in keeping with the existing character of the area and did not exceed the height of adjacent railings;
- Omission of ground floor coats cupboard from the application.

Mr Lamb stated that all the points raised by objectors had been addressed in the Planning Officer's report.

With regard to the impact on amenity to number 10, the intention was to address the height of the boundary treatment in this area to afford privacy to number 10 and the Applicant. Mr Lamb proposed that details of the wall could be conditioned if planning permission was granted.

Mr Lamb further submitted that this application mirrored applications permitted at numbers 8 and 14.

In response to a question from Members, Mr Lamb confirmed that the staircase could be redesigned to reduce the size of the terrace to a standard step by omitting the playroom from the back at the lower level.

In response to a question from Members, Mr Lamb confirmed that the double construction at basement level could be maintained by reducing the width of the basement.

Members felt that a site visit was necessary in order to assess the impact of any overshadowing at the rear, and the concerns around loss of privacy by use of the proposed terraced area. A motion to defer the planning application was moved, seconded and put to the vote and declared carried.

**Resolved:**

That this application be deferred for a site visit to examine issues around privacy and overshadowing.

**7 Blackheath Service Station, 37A Shooters Hill, Blackheath, SE3 7HS ref. 19/4145/F**

The Planning Officer gave an illustrative presentation of the application.

In response to a question from Members, the Planning Officer confirmed that the underground petrol interceptor was being replaced due to the existing one being located where the proposed extension would be built.

In response to a question from Members, the Planning Officer was aware there had been issues with waste at the rear of the site. As part of the proposal a new bin store would be located at the front of the service station.

In response to a question from Members, the Planning Officer confirmed that no new light would be emitted from the proposals.

The Committee was addressed by Ms Barbara Fitzpatrick, making objection.

Ms Fitzpatrick was concerned about the negative impact on her family's ability to enjoy their outside space. Further, a tree at the end of their garden attracted a variety of birds. She referenced the Council's Greener Greenwich Strategy which safeguarded residents against the impact of air pollution and climate change. She felt this was contradictory to the proposals.

Ms Fitzpatrick advised there was a problem with rats in the area which she claimed stemmed from the petrol station. She felt the new two-metre bin store would not address this problem.

Ms Fitzpatrick further submitted that her youngest daughter had a heart condition. She was concerned this would be exacerbated with increased use of the petrol station and with the increase of dust during building works.

Members proposed a construction method statement setting out the hours of work.

The Assistant Director of Planning confirmed it would not be possible to apply a condition for the applicant to obscure the fencing with foliage. The condition would not be enforceable.

The Committee was addressed by Julian Sutton, agent for the applicant.

This application was a resubmission of a previous planning application which was refused on 5<sup>th</sup> July 2019. He explained this application fully addressed the previous reasons for refusal.

The ability for local residents and motorists to undertake top up shopping in a convenient location was a significant benefit and needed to be supported. It allowed motorists to avoid unnecessary journeys and local residents to walk to pick up supplies, avoiding unnecessary vehicular trips.

Motor Fuel Group (MFG) had sought to engage with the residents of numbers 25 and 27 Stratheden Road. Residents at number 27 had no objection to the application but they have not received a response to their calling card from number 25.

Since the last application, the height of the proposed extension had been reduced by 40% to 3m. The fence had been proposed to obscure it from the view of neighbouring properties but the applicant was happy to exclude it from the proposals if the residents so wished.

The applicant was happy for a construction method statement condition to be attached and they were happy to discuss with neighbours when works would commence in order to provide advance notice.

Mr Sutton would relate the rat issue to the applicant.

Mr Sutton confirmed the proposal had no effect on the tree in Ms Fitzpatrick's garden. The Council's tree officer had suggested a condition regarding an arboricultural impact assessment to protect the tree and address the concerns of Ms Fitzpatrick.

In response to a question from the Committee, Mr Sutton confirmed that he would be happy to speak to the resident about changing the fence to trellis or removing it from the proposals entirely.

The Chair put the recommendation to grant planning permission for the construction of a single storey extension to side and rear of the existing forecourt sales building and insertion of a new class 1 petrol interceptor to the rear of the site, alterations to shop front including new auto sliding door and provision of a 2 metre high timber bin store and additional boundary treatment to the west of the site, subject to the conditions set out in Appendix 2 of the report, to the vote with 8 Members in favour, 0 against and 0 abstentions.

The Chair confirmed the application was approved subject to an arboricultural impact assessment and construction method statement.

The meeting closed at 8.36pm

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Chair

# GREENWICH AREA PLANNING COMMITTEE

TUESDAY, 8<sup>TH</sup> DECEMBER 2020 AT 6.30 PM

## MINUTES

### PRESENT:

#### Members:

Councillors Stephen Brain (Chair), Geoffrey Brighty, Pat Greenwell, Mehboob Khan, Chris Lloyd, Mariam Lolevar and Aidan Smith

#### Officers

Assistant Director of Planning, Area Planning Manager (West), Planning Officer and Corporate Governance Officers x 2

The Chair made introductions and explained the procedures that would be followed at the meeting.

#### Item No.

#### 2 Apologies for Absence

Apologies for absence were received from Councillor Maureen O'Mara.

#### 3 Urgent Business

There was none.

#### 6 Declarations of Interest

Councillor Lolevar declared that she knew the applicant for Item 6. The chair confirmed that should would not be permitted to participate in this item.

Cllr Brighty declared he knew the family of the applicant for Item 6 in his capacity as Councillor for Blackheath and Westcombe Ward. The Chair confirmed that this did not rule out his participation.

#### Resolved –

That the list of Councillors' memberships as Council appointed representatives on outside bodies, joint committees and school governing bodies be noted.

**8 36 Kidbrooke Grove, Kidbrooke, London, SE3 0LG ref. 20/0742/HD**

The Chair confirmed the names of members of the public who had registered to speak.

The Planning Officer gave an illustrative presentation of the application.

In response to a question from the Committee, the Planning Officer confirmed there would be around a 28cm difference between the height of the boundary treatment and the apex of the greenhouse. He declared it would barely be seen from the street. Further, the neighbouring property, no. 44, would not be adversely affected by the planting of the trees. If the occupants considered the planting undesirable, this could be discussed as part of the conditions relating to the landscaping.

Councillor Brighty referred to Condition 3 regarding the brickwork. He asked how strictly could this be enforced. The Planning Officer explained that the Conservation Officer had been consulted in relation to this condition and it would be strictly enforced.

Councillor Lolevar asked why loss of garden space was not considered a concern with this application. The Planning Officer said the materials used would be high quality, and the combination of soft and hard landscaping would enhance the existing garden area and positively contribute to the architectural significance of a listed building. In addition the Conservation Officer was satisfied with the proposals.

Cllr Greenwell enquired as to the loss of light raised by local residents. The Planning Officer showed the Committee where the hornbeam trees would be located and also the window of the neighbouring property which was significantly obscured by existing foliage.

The Chair put to the Committee that the item be deferred for a site visit to gain a clearer understanding of the application. All Members were in favour.

**Resolved:**

That the matter be deferred for a site visit in order to gain a better understanding of the proposed application.

**9 23 Wycherley Close, Blackheath, London, SE3 7QH ref. 20/1024/HD**

Councillor Lolevar left the meeting.

The Planning Officer gave an illustrative presentation of the application.

The Committee was addressed by Farah Caswell, speaking against the application. She objected due to the proposed staircase which would be adjoined to the party wall, running behind both bedrooms in her property. She had been under the impression that noise was a planning consideration. She could already hear the occupants of number 23 climbing the stairs from the ground floor. She appreciated that informative guidance would be provided for construction noise. She asked the Committee to object to the proposed plans.

The Planning Manager confirmed that internal works to the property did not require planning permission. All the works requiring permission were external. The party wall matter fell outside of the planning process and was a private matter but should be agreed between the neighbours before commencement of works.

The matter was put to the vote with five members voting in favour and one voting against.

**Resolved:**

That planning permission be granted for the installation of three roof lights to front roof slope and two roof lights to rear roof slope, subject to the conditions set.

The meeting closed at 7.23pm.

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Chair

**Applicant:** Ms Hack, 80 Westcombe Park Road, Blackheath, SE3 7QS  
**Agent:** Mr Elsigood, Elsigood Associates Limited, 21 Main Street, Barton  
under Needwood, Burton on Trent, DE13 8AA

<b>Site Address:</b> 80 Westcombe Park Road, Blackheath, London, SE3 7QS	<b>Ward:</b> Blackheath Westcombe <b>Application Type:</b> Householder
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## **1.0 Recommendation**

1.1 The Committee is requested to grant Planning Permission Ref: 21/2196/HD as outlined below:

*'Replace all existing roughcast painted render with silicone render'.*

Recommendation:

- i. To resolve to grant conditional planning permission according to the conditions in Appendix 2, to be detailed in the notice of determination; and
- ii. To Authorise the Assistant Director of Planning & Building Control to:  
  
make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.

## **2.0 Summary**

2.1 Detailed below is a summary of the application:

<b>The Site -</b>	
Site Area (m <sup>2</sup> )	286m <sup>2</sup>
Heritage Assets	Located within the Blackheath Conservation Area.
Tree Preservation Order	N/A
Flood Risk Zone	Zone I (least probability of flooding)

<b>The Proposal</b>	
The application proposes the replacement of all existing roughcast painted render with silicone render.	

<b>Public Consultation</b>	
Number in support	0
Number of objections	0
Number of comments	0
Main issues raised by objectors	N/A

- 2.2 The application is being reported to the Greenwich Area Planning Committee due to the applicant being a member of staff to the Royal Borough of Greenwich.
- 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 considered acceptable and is recommended for approval, subject to the conditions listed in Appendix 2.

### **3.0 Site and surroundings (in detail)**

- 3.1 The application site relates to a mid-terrace dwelling located on the southern side of Westcombe Park Road. The southern side of Westcombe Park Road falls within the Blackheath Conservation Area, whilst the northern side falls within the Westcombe Park Conservation Area.
- 3.2 The dwelling presents a two-storey appearance to the street with a pitched roof, front canopy and double height bay window to front. In terms of materials, the building comprises of roughcast render and red interlocking tiles to roof.
- 3.3 The majority of Westcombe Park Road are characterised by rows of two storey detached, semi-detached and terrace houses.
- 3.4 Whilst the application site is located within the Blackheath Conservation Area, the site does not contain any statutorily or locally listed buildings, nor is it subject to any relevant Article 4 Directions.

Nos. 31-41, 43-47, 49, 51, 55, 59, 61 Westcombe Park Road are locally listed buildings. These properties though are located on the northern side of Westcombe Park Road and are approximately 150m east of the application.

3.5 Blackheath High School is located to the rear of the property.



to rear roof slope, under planning reference; 06/2579/F, dated 29<sup>th</sup> November 2006.

4.4 Planning permission was refused for the formation of a loft conversion with two dormer windows to rear & two velux windows to front roof slope, under planning reference; 06/1590/F on the 11<sup>th</sup> August 2006.

4.5 Planning permission was granted by Members of Greenwich Area Planning Committee for the construction of the single storey rear extension, under planning reference; 20/0626/HD on 13<sup>th</sup> April 2021.

## **5.0 Proposals (in detail)**

5.1 The application proposes the replacement of all existing roughcast painted render with silicone render. It is noted the roughcast painted render to be replaced currently exists on both the front and rear walls of the existing dwelling.

5.2 The proposed render would be of a similar colour to the existing render but without the texture of rough-cast render.

## **6.0 Consultation**

6.1 The application since being submitted in June 2021 has been subject to public consultation.

6.2 The consultation involved the following:

- 12 neighbour consultation letters were sent out on **12/07/2021**;
- 1 site notice was displayed at the site on **16/07/2021**;
- A press notice was published on **21/07/2021**; and
- 1 amenity group (Blackheath Society) were consulted on **12/07/2021**.

## **6.3 Statutory Consultees**

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

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officer's comments</b>
Local Ward Councillors	No response received.	N/A

Blackheath Society	No response received.	N/A
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#### 6.4 **Local Residents**

6.5 Twelve (12) neighbouring properties were notified as part of this application. No representations were received.

#### 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 heritage
- Neighbouring amenity

#### **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 Render is a typical material for buildings of this period within Westcombe Park Road and the property is already partially rendered with rough-cast render. The proposal is therefore acceptable in principle.

#### **Design and Heritage**

- 8.4 The site is in the Blackheath Conservation Area. As such, it is important to ensure that any development preserves and enhances the character and appearance of the identified heritage assets.
- 8.5 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, this follows the statutory requirement, under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), for special attention to be paid to the preservation and enhancement of the character and appearance of conservation areas. This same requirement is in place at the local level, through Policy HCI of the London Plan and Policies DH3 and DH(h) of the Core Strategy.

In terms of design, Policy DHI of the Core Strategy requires proposals to be of a high quality, which should positively contribute to the improvement of both the built and natural environment. In addition, Policy DH(h) states planning permission will only be granted for proposal which pay special attention to preserving or enhancing the character or appearance of the Conservation Area. The local scale, the established pattern of development and landscape, building form and materials will all be taken into account. This is supported by Policy D3 in the London Plan (2021).

- 8.6 The proposal is for the replacement of all existing roughcast render on the subject dwelling with silicone render.
- 8.7 Whilst it is noted the proposed render will be smoother in texture compared with the existing render, the current paint finish has already altered the appearance of the rough-cast render. Therefore, the proposed replacement render will have no impact on the character and appearance of the host dwelling.
- 8.8 The subject dwelling is not a property from which the character and appearance of the Blackheath Conservation Area is derived from. The proposed replacement render would not have an adverse impact on the character and appearance of the conservation area as a whole.
- 8.9 The subject dwelling forms part of a terrace which is set a significant distance from the locally listed buildings on Beaconsfield Road and is separated from these locally listed building by heavy mature planting. As a result, it is considered the proposal to replace the existing render on the subject dwelling would not negatively affect the setting of these local heritage assets.

8.10 On the basis of the above, it is considered that the proposal would not detract from the character and appearance of the host property or the Blackheath Conservation Area and overall is considered to be consistent with the relevant policy framework.

### **Neighbouring amenity**

- 8.11 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.
- 8.12 The proposal is limited to the replacement of the existing roughcast render with silicone render. Therefore, the proposal would not result in any increase to the subject dwelling's building footprint or any alterations to the layout of the dwelling, including the position of windows. As a result, the proposal would not cause any new adverse amenity impacts for adjoining or nearby property occupiers, by way of visual bulk, loss of sunlight or daylight or overlooking.
- 8.13 Overall the development is considered to have an acceptable impact on neighbouring amenity and therefore complies with Policy DH(b) of the Core Strategy.

## **9.0 CIL**

9.1 No extensions or an uplift in floorspace are proposed and as such the proposal would not be liable for the Mayoral CIL2 and the Royal Borough of Greenwich CIL.

## **10.0 Public Sector Equality Duty (PSED) and Human Rights**

- 10.1 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.
- 10.2 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.

## 11.0 Conclusion

- 11.1 The proposed development is considered acceptable with regard to design and heritage. The development is also considered to have an acceptable impact on neighbouring amenity.
- 11.2 Based on the above, it is therefore recommended that permission be granted for application reference 21/2196/HD, subject to the conditions outlined in Appendix 2.

Background Papers:            Planning (Listed Building and Conservation Areas) Act 1990  
   National Planning Policy Framework (2021)  
   The London Plan (2021)  
   Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)  
   Residential Extensions, Basement and Conversions Guidance SPD (2018)  
   Blackheath Conservation Area Character Appraisal (2013)

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## **Appendix I - Drawing numbers**

The following drawings and associated documentation have been submitted by the applicant in support of application reference 21/2196/HD:

20-042-EPPE-render, 20-042-LMBP-render and Design, Access & Heritage Statement.

## **Appendix 2 - Conditions and Informative(s)**

### **Condition 1**

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990.

### **Condition 2**

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

20-042-EPPE-render, 20-042-LMBP-render and Design, Access & Heritage Statement.

**Reason:** In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

### **Condition 3**

The development hereby approved shall be constructed in those materials and finishes as submitted namely:

- Silicone Render (K Rend Silicone system or equivalent)

The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.

**Reason:** To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies HCI and D3 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 Council's 'Residential Extensions, Basements and Conversions Guidance SPD (December 2018) and Blackheath Conservation Area Character Appraisal (2013).

### **Informative(s)**

- I. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice

was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.

## **Appendix 3 - National, regional and local planning policies and Supplementary Planning Guidance / Documents**

### The NPPF (2021)

The National Planning Policy Framework (NPPF) confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Of relevance in this instance is:

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

### The London Plan: The Spatial Development Strategy for London (March 2021)

In March 2021 the London Plan (2021) was adopted. The policies relevant to this application are:

Policy D3: Optimising site capacity through the design-led approach

Policy HCI: Heritage conservation and growth

### The Royal Borough of Greenwich Adopted Core Strategy (July 2014)

The Royal Greenwich Local Plan: Core Strategy with Detailed Policies was adopted by the Council on 30th July 2014. The Core Strategy and the London Plan are the borough's statutory development plans. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Core Strategy as they relate to this application:

Policy DH1	Design
Policy DH3	Heritage Assets
Policy DH(a)	Residential Extensions
Policy DH(b)	Protection of Amenity for Adjacent Occupiers
Policy DH(h)	Conservation Areas

### Supplementary Planning Guidance/Documents:

Residential Extensions, Basement and Conversion Guidance SPD (2018)

Blackheath Conservation Area Character Appraisal (2013)