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**PLANNING APPLICATION BY:
MR B ZOCCOLA**

**RELATING TO:
14 PERRY VALE, LONDON, SE23 2LD**

PLANNING, HERITAGE, DESIGN & ACCESS STATEMENT

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1. INTRODUCTION:

- 1.1. This Planning, Heritage, Design & Access Statement has been prepared on behalf of Mr B. Zoccola in support of an application for the following development at 14 Perry Vale, London:

“Conversion of existing property into 2no. studios with associated internal alterations”.

- 1.2. I am familiar with the site and the surrounding area and have studied carefully the site’s planning history as well as National and Local planning policy which has informed this submission.

2. THE APPLICATION SITE AND SURROUNDING AREA:

- 2.1. The application site extends to an area of approximately 0.1ha and comprises 14 Perry Vale. The property occupies a corner plot at the junction with Perry Vale and Waldram Place and forms part of a wider triangular parcel of land which is bound by Waldram Crescent (A205) to the north.



Figure 1: OS Map of site.

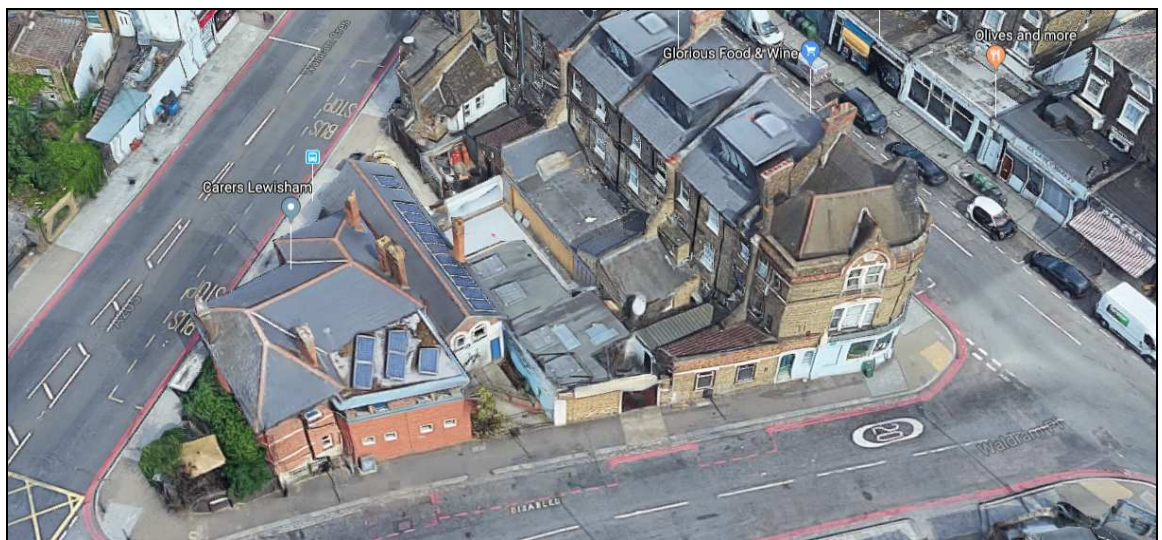


Figure 2: Aerial photo of site (extract from Google Maps).

2.2. The property consists of a ground floor retail unit which is currently vacant and ancillary retail space (kitchen, WC and storage area) attached to the rear which faces onto Waldram Place. At this point there is access to the first and second floors of the building which provides residential accommodation to a 2no. bedroom HMO. The first floor consists of a WC which is accessed off the communal stairway, with kitchen/living room and separate bedroom. The second floor comprises a further unit which has a shower, which is shared by the occupiers of the first floor. There is also a kitchen/living room and separate bedroom.

2.3. Number 14 Perry Vale, along with No.2-12 are locally listed. The description of the buildings is outlined below:

“Built between 1875 and 1880 and formerly known as ‘The Pavement’. This building is made up of seven individual units. The building is located within a triangular space, known locally as the Waldram Triangle. The building is Venetian Gothic in style popular in the Victorian era and championed by the architectural critic and social thinker, John Ruskin. This style can be identified by the gothic lancet windows and steep pointed gables with a Byzantine/Arab influence, like the Venetian windows, decorated pedimental arches and carved stonework. Built in stock brick with red brick and carved stone detailing and a slate roof. This building has landmark quality fronting the bend of Stanstead Road as it approaches the centre of Forest Hill.”

2.4. The application property, along with Nos.2-12 are situated within Forest Hill District Centre and within a secondary shopping frontage. An extract from the Lewisham Proposals Map is outlined below for reference.



Figure 4: Extract from Proposals Map.

- 2.5. The Perry Vale frontage comprises a mix of retail units and restaurants/takeaways with some of the units being vacant.
- 2.6. In terms of its wider location, the application site is located in a sustainable and accessible location close to the services and amenities of Forest Hill. It is within walking distance to Forest Hill train station and a number of bus stops. The site is in PTAL zone 6a.

3. PLANNING HISTORY:

- 3.1. The Council permitted the following development under planning permission DC/20/116832:

“The demolition of the existing building to the rear of 14 Perry Vale SE23 and the construction of a two storey two bedroom house, together with associated works.”.

- 3.2. The applicant is currently in the process of discharging these conditions.

- 3.3. Planning permission is also being sought for the following development at the property:

DC/20/118866 | Conversion of the existing ancillary retail floor area at 14 Perry Vale SE23, together with the construction of a first-floor extension to provide a 1, one bedroom self-contained flat.

- 3.4. There is no planning history attributed to the unit's subject of this application on the Council's website, although both units have paid separate Council Tax since 2008 (Council Tax Band A).

4. **THE APPLICATION PROPOSAL:**

- 4.1. Planning permission is sought to convert the existing property into 2no. studio apartments. The existing property is effectively two separate units with both units benefiting from independent WC, living and kitchen areas. However, given the poorly conceived historical conversion of the building, the two units have to share a shower.
- 4.2. The proposed works resolve this by creating a self-contained bathroom on the first floor and undertakes minor internal alterations to layout of both units to create 2no. separate studio apartments.



Figure 5: Change to first floor layout.



Figure 6: Changes to second floor layout.

4.3. All existing refuse and servicing will remain the same.

5. PLANNING POLICY:

- 5.1. Of relevance to this application are the strategic policies in the London Plan and the detailed policies within the Lewisham Core Strategy and Development Management Local Plan.
- 5.2. It is also relevant to consider the Government's planning policy objectives as set out in the National Planning Policy Framework.

National Planning Policy Framework (NPPF):

Section 2 – Achieving Sustainable Development

- 5.3. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- 5.4. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 5 - Delivering a sufficient supply of homes

- 5.5. To support the Government's objective of significantly boosting the supply of homes, Paragraph 59 advises that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.6. Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Section 9 – Promoting sustainable transport

5.7. Paragraph 109 of the Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Section 11 – Making effective use of land

5.8. Paragraph 118 states that planning decisions should support opportunities to use the airspace above existing residential premises for new homes.

5.9. Paragraph 122 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

Section 12 – Achieving well designed places

5.10. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

5.11. Section 127 outlines that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

5.12. Paragraph 130 advises that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Paragraph 131 builds on this stating that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 16 - Conserving and enhancing the historic environment

5.13. Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

London Plan:

5.14. **Policy 3.3** sets out the objective of increasing housing supply in London in order to address housing need. Housing targets are set out at Table 3.1 and LPA's are encouraged to exceed these. The London Borough of Lewisham's ten year target is to develop at least 13,847 net additional dwellings, which equates to 1,385 net additional dwellings per annum.

5.15. **Policy 3.4** explains that developments should optimise housing output.

5.16. **Policy 3.5** relates to the quality and design of housing and sets out the Mayor's objective that all new housing is designed to the highest quality both inside and out and accounts for their context and the wider environment.

- 5.17. **Policy 5.3** explains that new developments should achieve the highest standards of sustainable design and construction in order to improve their environmental performance.
- 5.18. **Policy 7.1** deals with building London's neighbourhoods and communities and seeks to ensure that developments provide a good quality environment for the local community, requiring that Councils have regard to the design of new buildings, which should help to create and reinforce or enhance the character, legibility and permeability of the neighbourhood.
- 5.19. **Policy 7.4** of the London Plan states that development should have regard to the form, function, and structure of an area, and the scale, mass and orientation of surrounding buildings. The policy outlines that in areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.
- 5.20. **Policy 7.6** relates to architectural criteria which buildings and structures should meet. Criterion relevant to this application is that buildings should be of a proportion, composition, scale and ostentation that appropriately defines the public realm. In addition, buildings should not cause unacceptable harm to the amenity of surrounding land and buildings.
- 5.21. **Policy 7.8** documents that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Lewisham Core Strategy:

- 5.22. Spatial **Policy 3** "District Hubs", outlines that the residential areas immediately surrounding each District town centre will be potential locations for intensification of the

development pattern where opportunities exist and relate to public transport accessibility. Specifically for Forest Hill, the policy states:

1. Support the redevelopment of underused sites to ensure improved pedestrian connections to the station, throughout the town centre and to the surrounding neighbourhoods, in conjunction with an improved streetscape and public realm.
2. Ensure the preservation or enhancement of the town centre's historic character, and that of the surrounding residential areas, through conservation area status

5.23. **Policy 1** outlines the Council's development principles relating to housing provision, mix and affordability.

5.24. Under **Policy 6** the Council will designate secondary frontages – these will help provide for the uses appropriate to the night time economy.

5.25. In terms of climate change and adapting to its effects, **Policy 7** states that the Council will adopt a partnership approach to implement the principles of 'avoidance, mitigation and adaptation' to reduce Lewisham's CO₂ emissions.

5.26. **Policy 12** states that in recognising the strategic importance of the natural environment and to help mitigate against climate change the Council will:

- a) conserve nature;
- b) green the public realm;

5.27. This will be achieved by protecting green corridors from inappropriate built development to ensure that there is no effect on their use. The Council will preserve or enhance local biodiversity interest in accordance with national and regional policy.

5.28. **Policy 14** outlines the Council's principles relating to sustainable movement and transport. This includes criteria relating to car and cycle parking.

5.29. To achieve high quality design for Lewisham, the Council will apply the following criteria as outlined under **Policy 15**:

- a) Apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character
- b) Ensure design acts to reduce crime and the fear of crime
- c) Apply the housing densities as outlined in the London Plan, except where this is not appropriate to preserving or enhancing the characteristics of conservation areas
- d) Use Building for Life standards to assess major planning applications to ensure design quality in new housing schemes
- e) Ensure development is flexible and adaptable to change
- f) Ensure any development conserves and enhances the borough's heritage assets, and the significance of their settings, such as conservation areas, listed buildings, registered parks and gardens, scheduled monuments and the Maritime Greenwich World Heritage Site.

5.30. Policy 16 states that the Council will ensure that the value and significance of the borough's heritage assets including locally listed buildings will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.

Lewisham Development Management Local Plan

5.31. **DM Policy 1** states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development

contained in the National Planning Policy Framework. The Council will work proactively with applicants to find solutions which mean that proposals secure development that improves the economic, social and environmental conditions in the borough.

5.32. **DM Policy 6** states that the Council will resist the loss of good quality Houses in Multiple Occupation.

5.33. **DM Policy 14** sets out the Council's approach to secondary retail frontages.

5.34. In regard to sustainable design and construction, **DM Policy 22** states that the Council will require all developments to maximise the incorporation of design measures to maximise energy efficiency, manage heat gain and deliver cooling using the following hierarchy:

- a) Passive solar design to optimise energy gain and reduce the need for heating
- b) Passive cooling design and natural ventilation to slow heat transfer and remove unwanted heat
- c) Mixed-mode cooling, with local mechanical ventilation/cooling provided where required to supplement the above measures, using (in order of preference) low energy mechanical cooling followed by air conditioning, and
- d) Full-building mechanical ventilation/cooling systems using (in order of preference) low energy mechanical cooling followed by air conditioning.

5.35. **DM Policy 30** outlines general and detailed design principles relating to urban design and local character.

5.36. **DM Policy 31** states that proposals for alterations and extensions, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, and detailing of the original buildings, including external features such as chimneys, and

porches. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.

5.37. In regard to housing design, layout and space standards, **DM Policy 32** states the Council will expect all new residential development to:

- a) Be attractive and neighbourly
- b) Provide a satisfactory level of privacy, outlook and natural lighting both for its future residents and its neighbours and
- c) Meet the functional requirements of future residents.

5.38. **DM Policy 37** states that the Council will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting, where appropriate.

6. PLANNING MERITS:

6.1. In light of the foregoing policy assessment and description of the proposed development, the following main planning policy issues will be considered:

- Principle of Development / Standard of Accommodation
- Design / Heritage / Street Scene
- Residential Amenity
- Other Planning Considerations
 - Highways
 - CIL
 - Affordable Housing

Principle of Development / Standard of Accommodation

6.2. The first and second floors have been used as two units since 2008 – the below Council Tax records demonstrate that the building has been recognised as a First Floor Flat and Second Floor Flat since this time:

Directgov Council Tax valuation list					
Council Tax band details					
FLAT 1ST FLR 14, PERRY VALE, LONDON, SE23 2LD				Last update on 06/12/2020	
Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
06680014A516X8	A		07/04/2008	No	

Directgov Council Tax valuation list					
Council Tax band details					
FLAT 2ND FLR 14A, PERRY VALE, LONDON, SE23 2LD				Last update on 06/12/2020	
Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
06680014A644XB	A		07/04/2008	No	

Figure 7: Council Tax information.

- 6.3. However, the units were poorly converted and whilst in the main they are self-contained (with separate kitchen / living room and WC) there is a need to share a shower between units. Given the existing arrangement it is not considered to be a good quality HMO.
- 6.4. The proposals reconfigure the layout to create two self-contained studio apartments which will be in accordance with the London Plan floor space standards. The proposals will enhance the standard of accommodation on the site by providing a separate shower to the first-floor unit which justifies the proposals in this instance. Whilst no external private amenity space is provided, it is noted that the existing units do not have any either. In addition, it is not considered suitable to put balconies on the locally listed building. Importantly, both studios exceed the minimum space standards to compensate the lack of amenity space.
- 6.5. Overall, the proposed residential use is considered acceptable and in line with the NPPF, London Plan, Lewisham Core Strategy and Lewisham Development Management Local Plan, subject to other material planning considerations.

Design / Heritage / Street Scene

- 6.6. There will be no change to the external appearance of the building as a result of the proposals. Indeed, by undertaking the works much needed maintenance and investment will be undertaken to the building which will improve the setting of the locally listed

building. Future occupiers will instil a sense of ownership to the building which will result in a positive impact on the non-designated heritage asset.

- 6.7. For the above reasons, the proposal will be in line with the NPPF as it makes best and most efficient use of land in the urban area. The design and layout of the proposal will also be fully compliant with DM Policies 30, 32 and 37 of the Lewisham Development Management Local Plan.

Residential Amenity:

- 6.8. The proposals do not add any mass or bulk to the existing building. For this reason, there will be no impact on the amount of light received to neighbouring properties. In addition, no new windows or openings are proposed which ensures there will be no overlooking to adjoining residents.
- 6.9. In reference to the above discussion, the proposed development will not result in a significant impact on the adjoining occupiers in terms of amenity. The proposal is therefore in full accordance with DM Policy 32 of the Lewisham Development Management Local Plan.

Other Planning Considerations

(i) Highways

- 6.10. The site is situated in a PTAL zone 6a and is therefore well connected to public transport, as well as the range of facilities and amenities in Forest Hill. A car free development in this instance is therefore acceptable. Existing refuse arrangements will remain.
- 6.11. In line with the above discussion, the proposal will be in compliance with paragraph 109 of the NPPF as well as policy outlined in the London Plan.

(ii) CIL

6.12. The relevant CIL paperwork has been completed and has been submitted with the planning application.

(iii) Affordable Housing

6.13. The proposal does not represent major development and therefore in line with paragraph 63 of the NPPF, no affordable housing is required as part of the development

7. **CONCLUSION**

- 7.1. This Planning, Heritage, Design and Access Statement has highlighted that the proposal to convert the existing building from a poorly converted 2no. bedroom HMO to two self-contained studios will enhance the standard of accommodation on the site and will be acceptable in principle.
- 7.2. The proposals will instil a sense of ownership at the property which will enhance the setting of the locally listed building.
- 7.3. It has been demonstrated that the proposal will retain the privacy, light and outlook of the adjacent residents.
- 7.4. In view of the above, it is concluded that the development proposed in this application is consistent with the aims and detailed requirements of the NPPF and the Development Plan and as such, should be given planning permission.