

Adoption of Supplementary Planning Design and Conservation Guidance Documents for: i) Residential Alterations and Extensions; ii) Leigham Court Estate Conservation Guide

i) Residential Design Guide - All wards; ii) Leigham Court Estate Conservation Guide - Streatham Hill Ward (a very small part of the Conservation Area lies within Streatham Wells Ward)

Report by: Chief Executive

Formal internal Consultation has taken place with Legal and Housing Directorates.

Member consultation has taken place with all members of the planning Committee.

External Consultation has taken place with: i) On the Residential Alterations and Extensions Local amenity societies ii) On the Leigham Court Estate Conservation Guide consultation has taken place with SWALE technical officers dealing with housing maintenance, local residents associations and amenity societies.

Authorised for submission by Peter Holland, Town Planning Manager

Contact for inquiries: 020 7926 1231 Steve Gould, Senior Conservation and Urban Design Officer from whom copies of the proposed guidance documents may be obtained. The Democratic Services Officer Giles Floyd 7926 2030 may also be able to provide an electronic copy of the guidance documents.

PURPOSE

That the Design Guide on Residential Alterations and Extensions Estate be adopted as Planning Guidance Supplementary to the UDP and that the Leigham Court Estate Conservation Guide be adopted as a guide to the standards required for changes to buildings in the Conservation Area.

RECOMMENDATIONS

- i) To adopt the Design Guide for Residential Extensions and Alterations as Supplementary Planning Guidance to the policies and standards in the Lambeth Unitary Development Plan
- ii) To adopt the Conservation Guide to the Leigham Court Estate as Guidance for the preservation and enhancement of the Leigham Court Estate Conservation Area and as Supplementary Planning Guidance.

1. Relevant Corporate Themes

- **A clean borough. A green borough.**
- **Good homes, strong communities, low crime.**
- **Value for money.**

2. Executive Summary

The Residential Guidance will implement clear standards for the repair, alteration and extension of houses. The Leigham Court Conservation Guide will provide standards and guidance on the repair and alteration of houses and other buildings in the Conservation Area, with the intention of the preservation and enhancement of the Estate's character and appearance.

3. Context

The adopted Borough Plan is the Unitary Development Plan. This includes a Design and Conservation chapter. Provision is made in government policy guidance for the Borough to adopt supplementary planning guidance (SPGs). Many Boroughs have adopted design and conservation policies for particular types or development or areas as SPGs.

4. Justification

- 4.1 The two Guidance documents will supplement the UDP and provide more detailed guidance on acceptable alterations and extensions to houses. A balance has to be struck between meeting the legitimate needs of occupiers to extend or alter their houses, and any potential detrimental effect of such changes on the visual character of areas – especially Conservation Areas and architecturally interesting buildings outside Conservation Areas.
- 4.2 This guidance sets design based bench marks for evaluation and will reduce the possibility of variation in advice given by different planning officers and so improve consistency of decision making. It will provide clearer written guidance for the public on acceptable standards and is likely to discourage unacceptable schemes. This is likely to reduce the need for negotiation on individual schemes and improve the quality and acceptability of applications. Applications will continue to be assessed individually on their own merits and development control officers will continue to have discretion on how to apply the policy guidance, especially in unusual cases.
- 4.1 **Design Guide for Residential Extensions and Alterations:** The new Residential Guidance will implement clear standards for the repair, alteration and extension of houses. This will facilitate the work of the new householder planning applications team. At present the UDP does not give guidance on rear extensions or the desirability of conserving original features and where appropriate on designing extensions in keeping. The guidance will make clearer the restraints on large or inappropriate extensions. For example, there has been a variation in approvals of full width roof extensions, which has included approvals of schemes detrimental to local townscape. The guidance will provide the basis for better design assessment of such schemes and assist the protection of the character of residential areas. A shortened simplified version of the guidance is intended to be produced for the public in leaflet form.

- 4.2 **The Leigham Court Conservation Guide** gives a detailed history of the architectural development and character of the estate and explains the special controls operating on the estate under an Article 4 Direction (restricting permitted development rights) made in 1996. This guidance provides detailed advice on repairs and the standards required for repair and alteration of houses and other buildings in the Conservation Area. These standards will apply both to privately owned houses and to properties owned by the Council and maintained by SWALE. The intention of the preservation and enhancement of the Estate's character and appearance. It is intended that the Conservation Guide is produced as leaflet and distributed to all residents on the estate,
- 4.3 **Legal powers and advice:** Guidance on the preparation and adoption of Supplementary Planning Guidance is contained in paras. 3.15 – 3.18 of DETR's PPG 12 "Planning Policy Guidance Note 12 Development Plans ". PPG 15 "Planning and the Historic Environment" encourages local planning authorities to prepare and adopt supplementary planning guidance on policies to be followed for the preservation or enhancement of the character and appearance of Conservation Areas.
- 5.1 **Need for formal adoption by Policy Committee:** At present, Planning Applications Committee does not have power to adopt planning policy – this was formerly invested in the Environment Committee. However PAC Members are being consulted on this material. Planning policies are used to both guide and where necessary to support refusal of Permission. This means that the policies may be called in evidence in a planning appeal, where, if the Council has not operated properly, there could conceivably be a risk of costs being awarded against the Council. It is therefore important that policy guidance is properly adopted by the relevant Committee.

5. Financial implications

- 5.1 It is intended to publish and distribute the adopted SPG documents and the cost of this will be met from current and projected Planning Budgets.

6. Other implications

• Outline of external consultation

A number of key local amenity groups are looking at the Residential Alterations and Extensions Guide. The Clapham Society has written saying they regard it as "a big step forward". Detailed comments have been received from the Brixton Society and the document is being redrafted to take account of this. The Clapham Antiquarian Society supports the approach and intends to provide detailed comment.

SWALE, Residents of the Leigham Court Estate and the Streatham Society have been consulted on the Leigham Court Estate Conservation Guide.

• Staffing and accommodation implications None

- Equal Opportunity implications: the protection of residential areas will benefit all sections of the community.
- Environmental implications: The two guides will provide a framework for maximising the potential for environmental protection and improvement in the control of changes to houses subject to planning control and advice on repairs which are both economical and respect the character of houses.
- Town Planning implications: The new guidance will enable a improvements to the consistency of planning control over minor alterations to residential properties and also introduce improvements to environmental protection.

7. Audit Trail

Executive/Committee Deadline (first in cycle):		11/10/00	
Author: Steve Gould			
Date Drafted: 28/9/00			
CONSULTATION WITH OTHER OFFICERS/DIRECTORATES			
NAME	DIRECTORATE	DATE SENT/ RECEIVED	DATE CLEARED/ RECEIVED
Chris Lee	Legal	28/9/00	
Rose North	Housing	28/9/00	
Date sent to/received by Democratic Services:		28/9/00	
Date sent to Councillors:		11.10.00	

8. List of Background Documents

UDP