**22 Peak Hill Gardens, Lewisham, SE26 4LF**

***‘Replacement UPVC windows to front and rear elevations’***

Town Planning Statement- November 2020

1. **Introduction**
	1. Plan It UK have been instructed to prepare a planning statement for rear replacement UPVC windows to the front and rear elevations at 22 Peak Gardens, Lewisham, SE26 4LF (“the application site”).
	2. The application seeks planning consent for the following development:

***‘Replacement UPVC windows to front and rear elevations’***

* 1. This planning statement sets out why the proposed is considered acceptable in planning terms and why it should be supported by the Council.
	2. In terms of structure, this statement provides a summary of the site and history before setting out the planning justification for the development. Against this background, this statement addresses the following:
* Site and surroundings;
* Planning history;
* Proposed development;
* Planning Policy; and
* Planning Justification
	1. This statement concludes that the proposed development is compliant with national and local planning policy and therefore should be supported by the council.
1. **Site and Surroundings**
	1. The application site comprises of a mid-terrrace dwelling located on the west side of Peak Hill Gardens.
	2. The site is located in ‘Cobbs Corner’ Conservation Area (CA), which covers the west side of Sydenham. The CA the conservation area consist of two distinct character areas. The first encompasses the commercial properties surrounding the roundabout and the western end of Sydenham Road. The second comprises residential streets mainly to the north and north-west. These feature some interesting Victorian and Edwardian houses, mostly in form of terraces or pairs of semi-detached.
	3. The site is located in Flood Zone 1 and therefore there is a low risk of flooding.
2. **Planning History**
	1. No relevant planning history.
3. **Proposed development**
	1. The proposal seeks planning permission for replacement UPVC windows to the front and rear elevations.
	2. The replacement UPVC windows will match the existing.
4. **Planning Policy Context**
	1. Section 38(6) of the Planning and Compulsory Purchase Act requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
	2. The application site falls within Lewisham Borough Council. The Development Plan comprises the following documents:
* Core Strategy 2011
* Development Management Local Plan 2014
* London Plan 2016
	1. The policies relevant to the proposed development are detailed in the table below:

|  |
| --- |
| CS16: Conservation Areas, heritage assets and the historic environment  |
| DM36: New development affecting designated heritage assets |
| DM37: Non designated heritage assets |

*National Planning Policy*

* 1. The National Planning Policy Framework (NPPF) (2019) sets out the Government’s planning policies for England and how these are expected to be applied. It forms part of the overall framework of National Planning Policy and is a material consideration in decisions on planning applications. In 2019, the Department for Communities and Local Government (DCLG) published the National Planning Practice Guidance (NPPG). It provides further detailed guidance on the interpretation of the NPPF policy.
	2. The NPPF supports a presumption in favour of sustainable development and sets out at Para 14 that ‘for decision-taking this means: approving development proposals that accord with the development plan without delay’.
	3. Section 16. ‘Conserving and enhancing the historic environment’ sets out national guidance on how planning policies and decision should contribute and enhance the historic environment.
1. **Planning Justification**
	1. This section identifies the key planning considerations relevant to the proposal.
	2. The key planning considerations affecting the proposed development are considered to include:
* Impact on ‘The Cobbs Corner’ CA

*Impact on ‘The Cobbs Corner CA’*

* 1. As outlined above, the site sits within the Cobbs Corner CA. The CA features a range of Victorian and Edwardian houses, mostly in form of terraces or pairs of semi-detached.
	2. In regard to the proposed replacement PVC windows. Whilst it is acknowledged that the replacements windows will not be timber or aluminium framed, it is noted that other dwellings along the street also have PVC windows, including the neighbouring property at No.24. In addition, no.18,24,30 and 36 on Spring Hill have also upgraded their windows. Subsequently, it is considered that proposal would not have a detrimental impact on the character and high standards of the CA.
	3. It is considered that the proposal would be within the limitations of the Chapter 16 of the NPPF and paragraph 196. In addition, the proposal would be in compliance with the relevant policies in the Core Strategy and Development Management Local Plan.
1. **Conclusions**
	1. Having regard to the above matters it is concluded that the proposal accords with relevant development plan policy.
	2. In addition, the proposals would not have a detrimental impact on the character or high standards of the Conservation Area.