

## PLANNING STATEMENT – 54 LORDSHIP LANE, LONDON. SE22 8HJ

Planning Statement – Application for a Certificate of Lawful Development for a Loft Extension and Change of Use from C3 to C4. PP-12543433. November 2023

This Planning Statement accompanies an application for a Certificate of Lawful Development for a loft extension to convert an existing single dwelling maisonette, on the first and second floors, use class C3, to a small HMO, use class C4, with 4 no. bedrooms.

The proposed scheme includes a loft extension with rear dormer, with raised rear flank wall, and 2 no. new Velux windows to the front roof slope. The commercial use of the ground floor unit and the existing shop front remains unchanged, however the retail unit would be extended to the rear boundary and to the boundary with no. 52 Lordship Lane - all as approved in planning consent 23/AP/1495 granted 20/07/2023.



### Context

54 Lordship Lane is a 3 storey mixed use property to the west of Lordship Lane built at the end of the nineteenth century, currently an end of terrace of five mixed use properties. No. 54 has a commercial unit at ground floor level with part basement to the front and 1 no. residential maisonette to first and second floors above. A side alley provides access to the rear of the commercial space and to the residential floors above. The property is adjacent to a large mid twentieth century commercial building occupying 56-60 Lordship Lane, to the south. The ground floor of 56-60 Lordship Lane is occupied by a Co-op supermarket and the upper floors provide ancillary and residential accommodation, it's flank wall has 3 storeys above ground level rising to 13.4m, 1.2m higher than the ridge level of 54 Lordship Lane. There is also a rear, single storey extension at 56-60 Lordship lane extending a further 17m to the west. The properties are separated by an access alley, the supermarket building presents a blank brick wall to 54 Lordship Lane. The rear of 54 Lordship Lane backs on to the garden running east to west to the rear of No. 1 Matham Grove.



Rear Elevation of 54 Lordship Lane



Front Elevation of 54 Lordship Lane

## Proposal

A certificate of Lawful Development is sought for the following:-

- Construction of a loft extension with rear dormer to house an additional bedroom and bathroom. Additional gross internal floor area 25 sq.m.
- Change of use from C3 single residential to C4 small HMO
- Internal alterations to the first and second floors to form 3 no. bedrooms, 2 no. bathrooms, a living room and kitchen.
- Replacement windows and roof to upgrade thermal values
- The proposed scheme provides improved facilities for refuse storage for both the extended maisonette and the commercial unit. This will be provided to the western end of the side alley, with access to Lordship Lane via the gate between 54 Lordship Lane and the commercial unit occupying 56-60 Lordship Lane.
- Bicycle storage for both the residential and commercial unit will be provided within the side alley.
- The commercial unit planning consent **23/AP/1495** granted in July 2023 also includes the existing basement which will remain unchanged with the ground floor extended to the side boundary with no. 52 Lordship Lane and the rear boundary with Matham Grove gardens all as planning consent **23/AP/1495**.

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### Key Issues

**Neighbours** – No new window openings to the existing rear flank or side elevation. The new openings are restricted to rear loft extension bedroom. Rear facing first floor, second floor and loft floor rooms are bedrooms. The rear room to the raised first floor is a reception room and as such the use has not changed from the existing use.

**Precedents** - No. 48 Lordship Lane has a loft extension of similar proportions.

**Change of Use** - L1 Permitted development Class C3 to Class C4 Use as single dwelling under C3 and proposed use as a single dwelling (small HMO) under C4

**Space Standards** - Exceeds the space standards set out in Southwark Council Appendix I HMO Standards 2015 and provides much needed rental accommodation within the borough.

**Fabric** - Upgrades the fabric of the building with new windows, roof and services.



Aerial View from the North showing the large dominant flank wall to 56-60 Lordship Lane.

### Planning History

**Full Planning Consent 23/AP/1495 granted 20/07/2023**

To extend the existing commercial unit to rear north and west boundaries of the site.

### Heritage Search

The site is located within Southwark Local Authority and is not listed and is not within a conservation area.

### Scale and Appearance

**Front Elevation** this remains unchanged with the exception of two new Velux roof lights set into the front roof slope and replacement double glazed, sash windows to match the existing.

### Rear Elevation & Loft Extension

Addition of a rear dormer. The proposed loft extension is similar in scale to the loft extension at 48 Lordship Lane. The existing ridge will not be raised and the rear dormer will be subordinate to the height of the existing ridge. The loft extension is set in from the raised parapet wall with no. 52 Lordship Lane by 250mm but the southern gable next to the large flank wall of 56-60 Lordship Lane is raised. The rear dormer is set in from the eaves of the main roof by 200mm. The satellite image above and the street view below show that due to the position of 54 Lordship Lane and it's proximity to the commercial building at 56-60 Lordship Lane the extension would only just be visible from Matham Grove, within the shadow of the flank wall of 56-60 Lordship Lane and not be visible from Lordship Lane or Ashbourne Grove to the South – see images below.

**Rear Elevation** - Materials to match the existing property. Existing sash windows replaced with double glazed timber sashes to match existing. Cheeks and rear facing elevation of the rear dormer hung with vertical slates to match the existing main roof, Composite timber and aluminium windows to the new rear loft extension.

**Commercial Unit** - The extended ground floor commercial unit replaces a series of sheds and outbuildings currently sited within the rear yard of no. 54 and addresses access and servicing issues. The extended ground floor is similar in scale and size to the retail units covering the rear yards at 46, 48 and 50 Lordship Lane – all as planning consent **23/AP/1495** granted in July 2023.



Part Rear View 48 Lordship Lane from Matham Grove.



Rear view 54 Lordship Lane from Matham Grove.

### Planning Policy

The proposed loft extension has been designed to comply with:

#### Department for Communities and Local Government

Permitted Development Rights for Householder – Technical Guidance, September 2019  
and Southwark HMO Standards Appendix I 2015

### Class B additions to the roof

**B.1 a)**– Change of use **Class L.1** Permitted development Class C3 to Class C4 Use as single dwelling under C3 and proposed use as a single dwelling (small HMO) under C4

**B.1 b)**– No part of the new development exceeds the height of the highest part of the roof.

**B.1 c)** – No part of the dwelling house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway. 2 no. rooflights meet requirements set out in Class C

**B.1 di)** – The cubic content of the resulting roof space does not exceed the cubic content of the original roof space to the terraced house by more than 40 cubic metres – see attached volumetric sketch I84/CLD 23.

**B.1 e)** – The proposals do not consist of:-

- i) the construction or provision of a verandah, balcony or raised platform
- ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe – please note the rear soil pipe will be altered and extended to accommodate the new loft extension to comply with Class G see below,
- f) the property is not within a conservation area

**B.2a)** The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house. Vertical slate hung tiles.

**B.2b)** The edge of the enlargement closest to the eaves at the rear of the original roof shall be not less than 20 cms. from the eaves of the original roof. See dimensioned proposed drawings I84/CLD 27.

### Class C

**C.1 a)** The proposed roof light windows set into the front roof will not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the roof. See dimensioned proposed drawings I84/CLD 28.

### Class G

Alterations to the route of the SVP located on the rear elevation to accommodate the formation of the loft extension does not exceed the highest part of the roof by 1 metre.

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### Impact on Neighbouring Properties and Overlooking

The area is characterised by mixed commercial/retail on the ground floor and residential above and this use will not change. The proposals will have negligible visual impact on the street scene of Lordship Lane, Ashbourne Grove or Matham Grove. Adjacent properties are mixed use. New doors and windows are restricted to the rear loft extension – a bedroom. There are no new windows to the side, north facing elevation of the rear return to no. 52 Lordship Lane adjacent.

### Space Standards – Southwark Council HMO June 2015

Southwark Residential Design Standards 2015 recommendations shown in brackets.

Room Areas with Southwark minimum room areas shown in brackets

FLOOR	Single Occupancy Bedroom	Singe Occupancy Bedroom	Double Occupancy Bedroom	Kitchen	Living Room	Bathrm.	Store
Rear First Floor	Bed 1 12 sq.m. (10)						
First Floor				Shared Kitchen 10 sq.m. (9.5)	Shared Living Rm. 17 sq.m. (11)	2.6 sq.m.	
Second Floor	Bed 2 12 sq.m, (10)	Bed 3 14 sq.m. (10)				3.7 sq.m.	
Loft Floor			Bed 4 14.7 sq.m. (12)			3.5 sq.m.	

The redevelopment of the upper floors including a new loft extension provides high quality new homes which:-

Exceed the space standards of Southwark HMO guide and provide dual aspect dwellings.

Improve the thermal standards of the existing building by upgrading the external envelope and providing new double glazed windows throughout.

Separate the residential entrance from the commercial entrance.

Provide new refuse and cycle storage for both.

### Car and cycle Parking

**Car Parking** - 54 Lordship Lane is within PTAL Zone 4 meaning the area has good accessibility to public transport. There are good local bus routes along Lordship Lane with East Dulwich train station a short walk away. No car parking spaces are provided.

**Cycle Parking** - Position of Cycle storage is shown on proposed plan 184/20

**Residential** - As table 9 of the Southwark Plan.

For residential properties in PTAL Zone 4 the following provision: 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units - 3 no. residential cycle storage places in total

Commercial - 1 no. per 10 employees

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### Refuse Storage - Position of refuse & recycling areas are shown on plan I 84/CLD 20 & CLD26

Residential – The residential accommodation has an external refuse store within the refuse enclosure to the side alley.

Commercial - Refuse storage within the enclosure to the side alley. The exact volume of refuse storage provided will be determined by the tenant of the commercial space who will be responsible for arranging private collection of refuse.

### Conversions and Change of Use

Layout and Soundproofing – The floor between the ground floor and first floor will be a separating floor providing 60 minutes fire resistance and a construction which allows for reduction of airborne sound by 54dB and impact sound by 60dB. Where possible kitchens and bathrooms have been stacked to rationalize service routes

### Sustainability

The existing fabric will be retained in all possible situations to avoid the need for excessive new materials and the embodied energy contained within. Retaining the existing fabric, where possible, also reduces the environmental costs of land fill.

### Low Energy

Good quality double glazed units will be specified for the new doors and windows to meet or exceed current standards. Replacement double glazed, hardwood sash windows will be provided to the existing front and rear elevations.

Internal layouts are designed to optimize natural daylight with natural ventilation via opening windows.

The amount of waste produced during construction will be minimised by reusing existing fabric where possible and using demolition materials as hardcore in the new ground floor slab to the commercial building.

Carbon mitigating technologies such as solar powered external lights will be used.

### Water

**Flood Risk** - The site has been identified on the Environment Agencies Flood Risk map as being within Flood Zone 1 where the area has a chance of flooding of less than 1 in 1000 (0.1%)

### Summary

The proposals will bring back into use an under utilised building, which is in poor condition and does not meet current Building Regulations and provide much needed new housing in a desirable location. The proposed change of use from C3 to C4 small HMO falls within Permitted Development rights.

The proposals aim to upgrade the thermal and acoustic performance of existing areas of the building.

The proposals seek to provide high quality, residential accommodation which exceed space standards set out in **Southwark Council HMO Appendix June 2015** and provide dual aspect accommodation to improve natural ventilation.

Similar rear extensions are in place at no. 48 Lordship Lane.

Works are confined to the rear of 54 Lordship Lane and given the position of the site and the extent of the height and depth of the neighbouring building, the proposed extension will not be visually obtrusive.