

Applications DC/10/75506 and DC/10/75507 - 32 DAVID'S ROAD

I am writing on behalf of the Forest Hill Society to object to the retrospective applications for planning permissions for the changes to the frontage of the church on David's Road.

This church is located in the centre of Forest Hill, in a conservation area, as such the frontage should be sympathetic to the building itself and the surrounding properties. This area within the conservation area is recognised in the character assessment as being predominately 'Late 19th century residential development'.

The banners on the front of this old building is out of scale with the building and detracts from the overall appearance of the building, as such it is contrary to council policy **URB 9** Signs and Hoardings - *'The Council will resist the display of poster hoardings which are considered to be out of scale and character with the building/site on which they are displayed.'*

The banner may also be contrary to council policy **URB 8** Shopfronts - 'In Conservation Areas the Council will additionally:

(h) require all new shopfronts and advertisements to relate well to existing buildings and street scene, be of a high quality design with appropriate materials that preserve and enhance the character of the area; the use of wood will be encouraged and aluminium or UPVC discouraged;
(i) normally refuse permission for temporary promotional banners and other forms of temporary advertising where they would detract from the character or appearance of a conservation area.'

For these reasons application DC/10/75506, and related drawings within DC/10/75507, should be rejected.

The large area of steps that has been built outside the frontage to this building is out of character with the conservation area. This hard landscaping replaces soft landscaping. This is contrary to **London Plan policy 4A.14** which states *'Boroughs should encourage the retention of soft landscaping in front gardens and other means of reducing or at least not increasing the amount of hard standing associated with existing homes.'*

This application should be rejected as being contrary to council policy **STR.URB 2** - *'To preserve and enhance buildings of architectural or historic interest and their settings, and preserve or enhance the character or appearance of Conservation Areas'* and London Plan policy 4A.14

Concern has also been expressed by local residents that this development, with gating on the site, prevents access to the shortcut between Devonshire Road and David's Road which has been in use as a right of way for over 30 years. This is a convenient shortcut for residents in Devonshire Road to access Sainsburys and the town centre, as well as allowing for access to Devonshire Road from the car park behind Sainsburys. We would ask that the council look at ways to reopen this pathway and formally recognise it as a right of way.