



# SYNOPSIS OF PLANNING GUIDE FOR RESIDENTS OF THE BLACKHEATH CATOR ESTATE

NICHOLAS TAYLOR + ASSOCIATES  
TOWN PLANNING CONSULTANTS

[WWW.NTAPLANNING.CO.UK](http://WWW.NTAPLANNING.CO.UK)  
[INFO@NTAPLANNING.CO.UK](mailto:INFO@NTAPLANNING.CO.UK)

## INTRODUCTION

This is a brief synopsis of the guidance set out in the document “*Guidance for Householder Planning Applications: A Concise Guide for Residents of the Blackheath Cator Estate*”, available on BCER’s website.

The Blackheath Cator Estate is situated within the Royal Borough of Greenwich, who determine all planning applications within the Borough. Most of the Estate lies within the Blackheath Park Conservation Area, which is protected by the Council as a heritage asset. The Council ensures that all development respects the leafy, semi-rural character of the Conservation Area.

If you are considering submitting an application to the Council to extend or refurbish your home, there are several points which you should first take into consideration.

## PLANNING POLICY

The Council determines applications against documents included within its Local Development Framework. These documents include the following:

### *Core Strategy with Detailed Policies:*

This is the key strategic planning document used by the Council. It sets out long-term strategic goals in relation to infrastructure, education, transport, etc. It also includes policies which provide guidance for smaller-scale development on matters such as design, heritage, amenity and residential extensions.

The Core Strategy can be found on the Council’s website through the following link:  
[https://www.royalgreenwich.gov.uk/info/200191/planning\\_policy\\_and\\_strategy/869/local\\_development\\_framework/2](https://www.royalgreenwich.gov.uk/info/200191/planning_policy_and_strategy/869/local_development_framework/2)

### *Policy Map*

An interactive Policy Map is available for public use on the Council’s website. This will allow you to see whether there are any policy designations which affect your property. These designations may have a bearing on your planning application; for example, if you find that your property is set within an Archaeological Priority Area and you wish to construct a large rear extension, then the Council may require a desk-based archaeological survey to accompany your application.

The Policy can be found through the following link:

[https://www.royalgreenwich.gov.uk/info/200191/planning\\_policy\\_and\\_strategy/869/local\\_development\\_framework/2](https://www.royalgreenwich.gov.uk/info/200191/planning_policy_and_strategy/869/local_development_framework/2)

### *Residential Extensions, Basements and Conversions Guidance SPD*

This Supplementary Planning Document provides further guidance in addition to the Core Strategy with Detailed Policies. The SPD offers clear examples of well-designed extensions, and elaborates upon the principal considerations which must be considered by applicants when preparing their proposal.

The SPD helpfully provides guidance which specifically relates to houses set within Conservation Areas, or which may be designated as statutory or locally listed buildings. This information is included within yellow boxes throughout the document.

The SPD can be found through the following link:

[https://www.royalgreenwich.gov.uk/info/200191/planning\\_policy\\_and\\_strategy/876/supplementary\\_planning\\_documents\\_and\\_planning\\_briefs](https://www.royalgreenwich.gov.uk/info/200191/planning_policy_and_strategy/876/supplementary_planning_documents_and_planning_briefs)

## **ADDITIONAL RESOURCES**

Some development can be carried out without planning permission, under *permitted development rights*. Such extensions must adhere to very specific criteria which is set out within Schedule 2, Part 1 of the Town and Country Planning Act (General Permitted Development) (England) Order 2015. Furthermore, as properties within the Estate are located within a Conservation Area (otherwise referred to as Article 2(3) land within the Order), there are additional restrictions placed upon permitted development rights.

The “interactive houses” on the Planning Portal website provide good examples of what is possible under permitted development for detached and terraced houses. This website can be viewed through the following link: <https://interactive.planningportal.co.uk/>

Additionally, a document called *Permitted Development Rights for Householders: Technical Guidance* can offer further guidance. Contrary to its title, this document provides plain-English explanations as to what works can be carried out to your home under permitted development rights. Helpful diagrams further explain what is and is not possible. This document can be downloaded through the following link: <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

While these two resources are helpful in explaining the intricacies of permitted development rights, we again remind you to consider that permitted development rights are further complicated due to the Estate’s designation as Article 2(3) land under the Order. We recommend that you seek the advice of a planning consultant or architect in order to determine how your property might be extended under permitted development rights.

## **PRE-APPLICATION ADVICE SERVICE**

The Council offers a pre-application advice service to residents. This is an informal service where the Council provides feedback advice on the principle and design of a development proposal prior to the submission of a formal planning application.

During the course of a formal planning application, the Council may highlight matters that you may not have considered; responding to these matters retrospectively may involve a complete redesign of your proposal, resulting in additional costs and delays. However, by availing of their pre-application service, applicants would be aware of the outstanding issues and would be able to amend and adapt their proposal before the submission of an application.

Pre-application advice provides a greater degree of certainty to applicants as to whether their proposal would be acceptable. If officers have any concerns in relation to the impact of the proposal (i.e. overlooking, impact on trees, etc), the applicant would have the opportunity to amend their proposal accordingly or commission additional reports needed to further justify the proposed works (i.e. removing window from their extension which faces onto a nearby garden, commissioning an arboriculturalist to prepare a tree report, etc).

Further information on pre-application advice can be found on the Council’s website through the following link:

[https://www.royalgreenwich.gov.uk/info/200193/planning\\_applications\\_and\\_permissions/1076/planning\\_pre-application\\_advice/4](https://www.royalgreenwich.gov.uk/info/200193/planning_applications_and_permissions/1076/planning_pre-application_advice/4)

## **CONCLUSION**

The above points are set out in more detail in the document entitled “*Guidance for Householder Planning Applications: A Concise Guide for Residents of the Blackheath Cator Estate*”, available on the BCER website.