

# S3

**Agenda Section: 2**

**Application No: 09/00104                      Ward: Shortlands**

**Address: 114 Shortlands Road, Bromley, Kent, BR2 0JP**

**OS Grid Ref:                      E: 538682                      N: 168631**

**Applicant: Mr P Denis**

**Objections: Yes**

**Conservation Area: Yes**

## **Description of Development:**

Demolition of 112 Shortlands Road/single storey and first floor extensions/elevational alterations including partial demolition of existing extensions. Interior alterations to provide 5 flats including 1 in detached annex  
LISTED BUILDING CONSENT

**Joint report with application ref. 09/00036**

## **Proposal**

The application site is located at 112 – 114 Shortlands Road and falls within the Shortlands Road Conservation Area. The site has two vehicular accesses from the road frontage, one serving the main building and the other the Coach House.

The site is L shaped and has a number of mature trees in and around the perimeter. The area is predominantly residential in character the house at 114 is a listed building and a separate application has been submitted for the internal alterations to this building.

The current application consists of elevational alterations and conversion of 114 to provide a total of 5 flats and 8 car parking spaces including detached annexe

Demolition of 112 and replacement detached four bedroom dwelling plus associated car parking. There are currently 8 flats contained within the main house.

The building at 114 is Grade II Listed.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- this application should be considered together with the other application and both should be refused as unacceptable development
- the development is aimed at excess profit and is not development essential for the conservation of the listed building.
- there is little information provided in respect of the internal alterations to the building.
- there is no analysis on the drawings with regards to the internal features of interest the rooms should be clearly annotated with a room by room inventory and schedule of works. This is contrary to PPG15

From a heritage and urban design point of view, the removal of the unsympathetic extensions would improve the appearance of this listed building. However further information is needed on the internal works proposed.

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and their comments can be summarised as follows:

112 makes a positive contribution to the area and there is no evidence submitted or a CAC application for its demolition.

### **Planning Considerations**

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE8 Statutory Listed Buildings  
BE11 Conservation Areas

London Plan  
4B.1 Design principles for a compact city  
4B.6 Sustainable design and construction  
4B.7 Respect local context and communities

### 4B.3 Maximising the potential of sites

The Supplementary Planning Guidance for the Shortlands Conservation Area is a further consideration here.

All other material considerations shall also be taken into account.

### **Conclusions**

The main issue relating to this application is the effect that the demolition of the building which adjoins the listed building would have on the character and appearance of the conservation area and its effect on the Listed Building. A further issue is the effect the internal alterations would have on the Listed Building and whether they would cause harm to its historical importance.

Whilst this application may be considered to be an improvement to the existing building as it removes unsympathetic extensions and alterations, to approve the proposal further information would be needed concerning the internal alterations and whether they result in the loss of any important historical features of the building. Further information on the demolition of 112 with a detailed elevation justifying its demolition and a street scene elevation showing the relationship of the new building and its relationship with the existing Listed Building is needed.

The applicant has suggested that the application is necessary to ensure the safe retention of the existing building. However the Council cannot make an accurate assessment of the proposal without further information which to date has not been submitted despite discussions between the Council and the developer and statements which suggested information was on the way.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that in light of the lack of information provided the Council is unable to determine whether the alterations proposed including the demolition of the existing building at 112 which is attached to the Listed Building is acceptable. The Council therefore resolves to contest the appeal on the following grounds

### **RECOMMENDATION: RESOLVE TO CONTEST APPEAL**

**Grounds for contesting the Appeal are as follows:**

- 1 The existing building is of architectural merit and an important element within the existing street scene. In the absence of information to determine otherwise, and in light of the grounds to contest the application submitted under ref. 09/00036 the loss of the building at 112 would leave an unsightly gap that would detract from character of the conservation area and the setting of the listed building.

Reference: 09/00104/LBC  
Address: 114 Shortlands Road Shortlands Bromley BR2 0JP  
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