Agenda Section: 2

Application No: 07/02211  Ward: Plaistow and Sundridge

Address: Sundridge Park Management Centre, Plaistow Lane, Bromley

OS Grid Ref: E: 541757  N: 170738

Applicant: Cathedral Group plc/Millgate Homes

Objections: No

Description of Development:

Variation of condition 3,5,9,11,15,16,18,24,26,27,28 of listed building consent 05/03505 granted for internal and external alterations and partial demolition of mansion and coach house/stable block LISTED BUILDING CONSENT

RECOMMENDATION:

GRANT LISTED BUILDING CONSENT SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT AND THE FOLLOWING CONDITIONS:

1. G01
   Reason: G01R

2. Before the commencement of the development, a phasing scheme for the development shall be submitted to the Council for its approval. No development will take place except in accordance with the phasing scheme approved by the Council. The phasing scheme will include details of the extent to which the other planning conditions relating to the buildings to be constructed within each phase will be discharged.
   Reason: G03 R

3. Before any work is undertaken in each phase of the development in pursuance of the consent, details for that phase shall be submitted to and approved in writing by or on behalf of the Local Planning Authority of such steps to be taken and such works to be carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of that part of the building which is to be retained within that phase. The approved steps for each phase of the development to secure the safety and stability of the retained buildings shall be in place for the full duration of the building works hereby granted consent within that phase.
   Reason: G04 R

4. G04
   G04 R.
5. The demolition hereby permitted within each phase of the development shall not be undertaken before a contract for the carrying out of the works of redevelopment of that phase has been made and planning permission has been granted for the redevelopment for which the contract provides.
Reason: G05 R

6. G06
Reason: G06 R

7. G07
Reason: G07 R

8. G08
G08 R

9. Details of external ironwork (including railings where appropriate) within each phase of the development shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work commences on that phase. The ironwork shall be constructed in accordance with the approved plans before any part of the development hereby permitted is first occupied.
Reason: G09 R

10. Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

   A. Samples of all new facing materials including those of the proposed extension of the mansion building and the proposed rear courtyard areas of the mansion building and stable block.

   B. Detailed drawings at 1:5 scale of all new joinery and metalwork within the proposed rear courtyard area of the mansion building.

   C. All new decorative treatments to the walls and ceilings of the principal rooms, staircases and associated landings and access corridors on the ground and first floors of the mansion building.

   D. Detailed drawings (at 1:10 scale) and samples of materials of all new hard and soft landscaping to the formal garden areas of the mansion building (N.B. "compacted crushed slate" is not approved although "compacted/unified gravel" as specified on drawing no. AI - 004 rev 02 may be acceptable).

   E. Detailed drawings (at 1:50 scale) for the southern facade of the proposed courtyard area of the mansion building.
F. All new decorative treatments to the external facades of the mansion building.

Reason: G08R

11. All internal and external works of making good to the retained fabric of the building shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile. Details of the internal finishes of the accommodation within the building shall be submitted to and approved in writing by or on behalf of the Local Planning Authority for each phase of that development before any work is commenced on that phase. The works shall be carried out in accordance with the approved details and thereafter permanently maintained as such.
Reason: G11R

12. G12
Reason: G12R

13. The following architectural items shall be carefully removed under the supervision of a contractor specialising in this work appointed by the applicant and approved in writing by or on behalf of the Local Planning Authority and stored under cover in a safe place in accordance with details submitted to and approved in writing by or on behalf of the Authority: the 18th century bell located at ground floor level by main stairwell.
Reason: G13R

14. G14
Reason: G14R

15. For a period of 28 days before works commence in each phase of the development, a person or body approved in writing by or on behalf of the Local Planning Authority shall be given access to the building within that phase to enable a record (including photographs and measured drawings) to be made of it.
Reason: G16R

16. All new external materials and finishes within each phase of the development shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to works commencing on that phase. This shall take the form of a detailed methodology and samples which must be approved and retained on site for the duration of the works on that phase.
Reason: G08R

17. All new internal materials and finishes for the Mansion shall be submitted to approved in writing by or on behalf of the Local Planning Authority prior to the relevant stages of works commencing on site. This shall take the form of a detailed room-by-room methodology and samples which must be approved and retained on site for the duration of the works.
Reason: G08R
18. A detailed restoration and management plan for the terraces, woodland walk, gates and railings and associated landscape features within each phase of the development, including a method statement and materials to be used shall be submitted to and approved by or on behalf of the Local Planning Authority prior to works commencing on that phase.
Reason: G08R

19. The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing) affecting the Mansion, shall be specified in advance of the relevant stages of work commencing on site, and the prior approval of the Council as Local Planning Authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. Particular regard should be given to work affecting the following features or parts of the building: The principal rooms and staircases on the ground and first floor of the mansion building and associated landings and access corridors.
Reason: G08R

20. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of either building unless shown on the drawings hereby approved.
Reason: G08R

21. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
Reason: G08R

22. No cleaning of masonry or other wall surfaces, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as Local Planning Authority before the work is begun and the work shall be carried out in accordance with such approved proposals.
Reason: G08R

23. All new external joinery shall be of painted timber.
Reason: G08R

24. The works of demolition or alteration by way of partial demolition hereby approved within each phase of the development shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made for that phase and evidence of such contract(s) has been submitted to and accepted in writing by the Council as Local Planning Authority.
Reason: G08R
25. All new internal materials and finishes for the Coach House shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to the relevant stages of works commencing on site. This shall take the form of a detailed room-by-room methodology and samples which must be approved and retained on site for the duration of the works. 

Reason: In order to comply with Policy B8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

26. The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing) affecting the Coach House, shall be specified in advance of the relevant stages of work commencing on site and the prior approval of the Council as Local Planning Authority shall be obtained wherever these installations are visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. 

Reason: In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

27. The works of demolition or alteration by way of partial demolition for the Mansion building hereby approved within that phase shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including works contract, have been made for that phase and evidence of such contract(s) has been submitted to and accepted in writing by the Council as Local Planning Authority. 

Reason: In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

28. The works of demolition or alteration by way of partial demolition for Coach House hereby approved within that phase of the development shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including works contract, have been made for that phase and evidence of such contract(s) has been submitted to and accepted in writing by the Council as Local Planning Authority. 

Reason : In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.

29. Written notification of the intended start of works on site shall be sent to English Heritage, London Region (23 Savile Row, London W1X 1AB) with a copy sent to the Local Planning Authority, at least 7 days before the works hereby granted consent are commenced. 

Reason: In order that English Heritage and the Local Planning Authority may be given the opportunity of monitoring the progress of the works to ensure the preservation of the special interest of the Listed Building.
Reason for consent: AJ04

BE1 Design of new development
BE8 Statutory Listed Buildings
BE15 Historic parks and gardens