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## **PLANS SUB-COMMITTEE NO. 4**

**Meeting to be held on Thursday 18 February 2010**

**The attached reports missed circulation when the agenda was published.**

**S5 (09/03362) 11 THE GLEN, ORPINGTON. (Pages 3 - 8)**

**S6 (09/03535) 11 THE GLEN, ORPINGTON (Pages 9 - 12)**

**The Chairman to move that the attached report(s), not included in the published agenda, be considered a matter of urgency on the following grounds:**

A planning application at the neighbouring site will be considered at the same Plans Sub-Committee and it is expedient that both applications are considered at the same time.

**S7 (09/03544) 13 THE GLEN, ORPINGTON (Pages 13 - 18)**

**S8 (09/03545) 13 THE GLEN, ORPINGTON (Pages 19 - 22)**

***Copies of the documents referred to below can be obtained from***  
**[www.bromley.gov.uk/meetings](http://www.bromley.gov.uk/meetings)**

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## S1

**Agenda Section: 2**

**Application No: 09/03362 Ward: Farnborough and Crofton**

**Address: 11 The Glen, Orpington, Kent, BR6 8LP**

**OS Grid Ref: E: 543153 N: 165425**

**Applicant: Mr and Mrs Hill**

**Objections: Yes**

**Conservation Area: Yes**

**Description of Development:**

Detached two storey five bedroom house with roofspace accommodation and integral garage.

**Joint report with application ref. 09/03535**

**Proposal**

- The proposed dwelling will occupy a similar footprint to the existing property, and generally maintain a 2.0m side space separation with the flank boundaries.
- The dwelling will rise to a maximum height of approximately 9.0m, although there will be a considerable reduction in the roof height along the north-western (front-facing) corner of the property, this element rising to a height of approximately 6.2m and incorporating a front dormer at first floor level. This corner of the property will also incorporate a self-contained one-bedroom annexe within its own staircase access from ground floor level.
- A single dormer will be incorporated within the main roof slope at the front and two dormers along the rear roof slope.

**Location**

The application site is located within the Farnborough Park Estate which comprises a collection of large, detached dwellings, which date predominantly from the inter-war years. They are generally of individual designs and are

constructed from a range of materials. A number of dwelling along The Glen have been redeveloped in recent years with replacement properties generally being more significant size in comparison to the original houses.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application. No representations were received from adjoining residents. However, objections have been raised by Farnborough Estate Ltd which may be summarised as follows:

- this is a modern building of very good appearance;
- although built originally in the 1930s it was considerably redesigned and modernised some fifteen years ago;
- the present house makes a very positive contribution to the road scene, fitting in with the other, similar houses in The Glen;
- the constant demolition of very desirable properties causes disturbance to the park scene;
- various redevelopments have taken place or are proposed along The Glen
- few changes internally a possible extensions would provide all of the features offered by the proposed new house whilst preserving the appearance of the existing property

Any further representations will be reported verbally at the meeting.

### **Comments from Consultees**

Objections have been raised by the Advisory Panel for Conservation Areas on the basis that the proposal contravenes all the principles set out in Paragraphs 3.21 of the Farnborough Park Supplementary Planning Guidance, and is therefore contrary to Policies BE1 and BE11 of the Unitary Development Plan.

No technical highways or drainage objections have been raised.

Any additional comments will be reported verbally at the meeting.

### **Planning Considerations**

Relevant Unitary Development Plan Policies are BE1 (Design of New Development), BE11 (Conservation Areas), BE12 (Demolition in Conservation Areas), BE13 (Demolition Adjacent to a Conservation Area) H7 (Housing Design and Density); H9 (Side Space); NE7 (Development and Trees), T3 (Parking) and T18 Road Safety).

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

No objection is raised from a conservation perspective.

### **Planning History**

Under planning reference 89/01907 a planning application for two storey front/side extensions on either side of the front wing was refused on the following ground:

The proposed extensions, in particular those on the south west elevation, represent an overdevelopment of the site and reduction of spatial standards. As such the proposals would not preserve or enhance the character and appearance of the Conservation Area...

The application was allowed at appeal, the Planning Inspector considering that the existing dwelling "appeared to be a somewhat insubstantial property when seen in relation to the size and scale of other houses in the vicinity." The Inspector did not consider that "the proposed forward extensions would have any material effect on the character of the existing house." The Inspector concluded that the "proposal would not represent an overdevelopment of the site."

A further application (ref. 89/03781) for a similar proposal was refused by the Council on similar grounds to the earlier planning application.

### **Conclusions**

The main issues for consideration relate to the impact of the proposal on the streetscene and on the character and appearance of the wider Farnborough Park Conservation Area, as well as its impact on neighbouring amenity.

Whilst the existing dwelling has been extended relatively recently, with its appearance having been significantly altered, Members should consider whether this lack of originality in itself justifies its demolition and replacement with a more modern property. The existing house incorporates a significant pitched roof and prominent gable along the front elevation and it is considered that it sits comfortably within The Glen street scene.

With regard to the proposed replacement dwelling, no specific concerns are raised: the replacement house will occupy a similar footprint to the existing building with the main difference being along its south western corner where the first floor element will project further back. However, given the dense screening and separation between the proposed dwelling and neighbouring houses, it is not considered that the proposal will significantly undermine neighbouring amenity. Its design is in itself considered acceptable given the variation in house designs associated with The Glen.

Although it may be considered that the existing property makes a positive contribution to the Conservation Area, its replacement is considered to preserve or enhance the visual amenities of the Conservation Area and therefore, permission is recommended.

Background papers referred to during production of this report comprise all correspondence on file refs: 89/01907, 09/03535 and 09/03362, excluding exempt information.

**RECOMMENDATION: PERMISSION**

- |    |   |   |
|----|---|---|
| 1  | ACA01   | Commencement of development within 3 yrs                          |
|    | ACA01R  | A01 Reason 3 years  |
| 2  | ACC01   | Satisfactory materials (ext'nl surfaces)                          |
|    | ACC01R  | Reason C01  |
| 3  | ACC03   | Details of windows  |
|    | ACC03R  | Reason C03  |
| 4  | ACA04   | Landscaping Scheme - full app no details                          |
|    | ACA04R  | Reason A04  |
| 5  | ACB05   | Replacement tree(s) elsewhere on site                             |
|    | ACB05R  | Reason B05  |
| 6  | ACA07   | Boundary enclosure - no detail submitted                          |
|    | ACA07R  | Reason A07  |
| 7  | ACD02   | Surface water drainage - no det. submitt                          |
|    | ADD02R  | Reason D02  |
| 8  | ACI02   | Rest of "pd" Rights - Class A, B,C and E                          |
|    | <b>Reason:</b> In order to prevent an overdevelopment of the site, to safeguard the visual amenities of the Conservation Area and to comply with Policies H7, BE1 and BE11 of the Unitary Development Plan. |   |
| 9  | ACI08   | Private vehicles only   |
|    | ACI08R  | Reason I08  |
| 10 | ACI12   | Obscure glazing (1 insert) along the first floor flank elevations |
|    | ACI12R  | I12 reason (1 insert) BE1   |
| 11 | ACI17   | No additional windows (2 inserts) first floor flank dwelling      |
|    | ACI17R  | I17 reason (1 insert) BE1   |
| 12 | ACI18   | No additional hardstanding  |
|    | ACI18R  | I18 reason  |

**Reasons for permission:**

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development

BE11 Conservation Areas  
BE12 Demolition in Conservation Areas  
BE13 Demolition adjacent to a Conservation Area  
H7 Housing Density and Design  
NE7 Development and Trees  
T3 Road Safety

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the Conservation Area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties.

and having regard to all other matters raised.

#### INFORMATIVE(S)

- 1 If during works on site additional contamination is discovered, Environmental Health should be contacted immediately to discuss the actions necessary. Details of the additional contamination, and actions taken, should be contained in the remediation validation report
- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering.
- 3 You are advised to contact the Development Control Section at the Civic Centre in order to establish a suitable degree of obscurity for the obscure glazing in connection with the above planning condition as lower levels or added film or spray may not be appropriate. The addition of spray or film after insertion of the window is not likely to be adequate. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or e-mail: [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)

Reference: 09/03362/FULL1  
Address: 11 The Glen Orpington BR6 8LP  
Proposal: Detached two storey five bedroom house with roofspace accommodation and integral garage.



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## S2

**Agenda Section:** 2

**Application No:** 09/03535      **Ward:** Farnborough and Crofton

**Address:** 11 The Glen, Orpington, Kent, BR6 8LP

**OS Grid Ref:** E: 543153      N: 165425

**Applicant:** Mr and Mrs Hill

**Objections:** Yes

**Conservation Area:** Yes

**Description of Development:**

Demolition of existing dwelling.  
CONSERVATION AREA CONSENT.

**Joint report with application ref. 09/03362**

**Proposal**

- Conservation Area Consent is sought to demolish no 11 The Glen which is located within the Farnborough Part Conservation Area. A replacement dwelling is proposed under ref. 09/03362.

**Location**

The application site is located within the Farnborough Park Estate which comprises a collection of large, detached dwellings, which date predominantly from the inter-war years. They are generally of individual designs and are constructed from a range of materials. A number of dwelling along The Glen have been redeveloped in recent years with replacement properties generally being more significant size in comparison to the original houses.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application. No representations were received from adjoining residents. However, objections have been raised by Farnborough Estate Ltd which may be summarised as follows:

- this is a modern building of very good appearance;

- although built originally in the 1930s it was considerably redesigned and modernised some fifteen years ago;
- the present house makes a very positive contribution to the road scene, fitting in with the other, similar houses in The Glen;
- the constant demolition of very desirable properties causes disturbance to the park scene;
- various redevelopments have taken place or are proposed along The Glen
- few changes internally a possible extensions would provide all of the features offered by the proposed new house whilst preserving the appearance of the existing property

Any further representations will be reported verbally at the meeting.

### **Comments from Consultees**

Objections have been raised by the Advisory Panel for Conservation Areas on the basis that the existing property is such that it makes a positive contribution to the character or appearance of the Conservation Area by reason of its age, design and its place in the protected landscape setting. As such, the demolition would be contrary to Policies BE1, BE11 and Paragraphs 3.21 and 3.22 of the Farnborough Park Supplementary Planning Guidance, and Paragraph 4.27 of Planning Policy Guidance 15.

### **Planning Considerations**

Unitary Development Plan Policy BE12 (Demolition in Conservation Areas) is relevant to this application and should be afforded due consideration. The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

No objection has been raised from a conservation perspective.

### **Planning History**

An extension was allowed at appeal under ref. 89/01907. Further detail is in the Planning History Section for the joint report.

### **Conclusions**

The main issue relating to the application is the effect that it would have on the character and appearance of the Farnborough Park Conservation Area, in particular whether this proposal would serve to preserve or enhance the Conservation Area.

Whilst the application dwelling has been extended relatively recently, with its appearance having been significantly altered, Members should consider whether this lack of originality in itself justifies its demolition and replacement with a more modern property. The existing house incorporates a significant pitched roof and prominent gable along the front elevation and it is considered that it sits comfortably within The Glen street scene.

Thus, Members are asked to consider whether the existing property makes a positive enough contribution to warrant its retention, or whether its replacement would preserve or enhance the visual amenities of the Conservation Area.

On balance, the replacement building is considered to be of suitable quality to warrant demolition.

Background papers referred to during production of this report comprise all correspondence on file refs: 89/01907, 09/03535 and 09/03362, excluding exempt information.

**RECOMMENDATION: CONSERVATION AREA CONSENT**

1	ACG01	Comm.of dev-Listed Building and Con.Area
	ACG01R	Reason G01

Reference: 09/03535/CAC  
Address: 11 The Glen Orpington BR6 8LP  
Proposal: Demolition of existing dwelling.  
CONSERVATION AREA CONSENT.



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## S3

**Agenda Section:** 2

**Application No:** 09/03544      **Ward:** Farnborough and Crofton

**Address:** 13 The Glen, Orpington, Kent, BR6 8LP

**OS Grid Ref:** E: 543138      N: 165409

**Applicant:** Mr H Atkinson

**Objections:** No

**Conservation Area:** Yes

**Description of Development:**

Detached four bedroom two storey dwelling with integral garage.

**Joint report with application ref. 09/03545**

**Proposal**

- The proposed replacement dwelling will occupy a footprint of approximately 17.0m (d) x 12.0m (w), and generally maintain a 2.0m side space separation with the flank boundaries.
- The house will be of conventional two storey height and rise to maximum height of approximately 9.0m with an integral garage incorporated within the ground floor.
- A separate application to demolish to existing dwelling has been submitted under ref. 09/03545.

**Location**

The application site is located within the Farnborough Park Estate which comprises a collection of large, detached dwellings, which date predominantly from the inter-war years. These are generally of individual designs and are constructed from a range of materials. A number of dwellings along The Glen have been redeveloped in recent years with replacement properties generally being more significant size in comparison to the original houses.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

### **Comments from Consultees**

Objections have been raised by the Advisory Panel for Conservation Areas on the basis that the proposal contravenes all the principles set out in Paragraphs 3.21 of the Farnborough Park Supplementary Planning Guidance, and is therefore contrary to Policies BE1 and BE11 of the Unitary Development Plan.

No technical highways or drainage objections have been raised.

Any additional comments will be reported verbally at the meeting.

### **Planning Considerations**

Relevant Unitary Development Plan Policies are BE1 (Design of New Development), BE11 (Conservation Areas), BE12 (Demolition in Conservation Areas), BE13 (Demolition Adjacent to a Conservation Area) H7 (Housing Design and Density); H9 (Side Space); NE7 (Development and Trees), T3 (Parking) and T18 Road Safety).

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

No objection has been raised from a conservation perspective.

### **Planning History**

There is no significant planning history concerning this property.

Members will be aware that planning applications to demolish and replace the neighbouring dwelling at No 11 are being considered in this same agenda (refs. 09/03362 and 09/03535).

### **Conclusions**

The main issues for considerations relate to the impact of the proposal on the streetscene and on the character and appearance of the wider Farnborough Park Conservation Area, as well as its impact on neighbouring amenity.

The application site forms one of the narrower plots along The Glen with the existing dwelling set back approximately 15.0m behind the road frontage and appearing somewhat discreet behind a dense layer of foliage abutting the

boundary. Whilst the existing property forms one of the few relatively unaltered houses along The Glen and appears to have retained its original and integral features, it is of an understated design and is not considered to make an especially positive contribution to the character or appearance of the Farnborough Park Conservation Area. Accordingly, the demolition of the existing property is considered to be acceptable in principle.

Whilst the proposed dwelling would extend somewhat closer to the side boundaries than the existing dwelling, the degree of separation with the flank boundaries would remain significant and the front elevation would include a notable amount of relief. Consequently, it is not considered that the proposal would appear unduly large or significantly erode any sense of spaciousness. Whilst the dwelling would have a greater depth than the existing house, this would be similar in comparison to neighbouring properties and could be appreciated from few places. Members will note that on the basis that permission is granted to demolish and replace No. 11 The Glen, that neighbouring house will also project significantly further back at first floor level, similar to the depth proposed at No. 13.

With regard to the proposed replacement property, it is considered that this will respect surrounding spatial standards and will not significantly undermine neighbouring amenity. The proposed 2.0m side space separation with the flank boundaries will adhere to those associated with the neighbouring houses at Nos. 11 and 15 which, in their current form, represent changes to the original streetscene. Both neighbouring properties also project significantly further rearward than the existing dwelling at No. 13 and given the degree of separation between these houses, it is not considered that their amenities will be significantly affected. With regard to its height, the proposed dwelling would be similar to the neighbouring dwellings located along either side.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character and appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03544 and 09/03545, excluding exempt information.

#### **RECOMMENDATION: PERMISSION**

##### **Subject to the following conditions:**

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | ACC01           | Satisfactory materials (ext'nl surfaces)                       |

	ACC01R	Reason C01		
3	ACC03	Details of windows		
	ACC03R	Reason C03		
4	ACA04	Landscaping Scheme - full app no details		
	ACA04R	Reason A04		
5	ACB05	Replacement tree(s) elsewhere on site		
	ACB05R	Reason B05		
6	ACA07	Boundary enclosure - no detail submitted		
	ACA07R	Reason A07		
7	ACD02	Surface water drainage - no det. submitt		
	ADD02R	Reason D02		
8	ACI02	Rest of "pd" Rights - Class A, B,C and E		
	<b>Reason:</b> In order to prevent an overdevelopment of the site, to safeguard the visual amenities of the Conservation Area and to comply with Policies H7, BE1 and BE11 of the Unitary Development Plan.			
9	ACI08	Private vehicles only		
	ACI08R	Reason I08		
10	ACI12	Obscure glazing (1 insert) along the first floor flank elevations		
	ACI12R	I12 reason (1 insert) BE1		
11	ACI17	No additional windows (2 inserts) first floor flank dwelling		
	ACI17R	I17 reason (1 insert) BE1		
12	ACI18	No additional hardstanding		
	ACI18R	I18 reason		

**Reasons for permission:**

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE13 Demolition Adjacent to a Conservation Area
- H7 Housing Design and Density
- H9 Side Space
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety

The development is considered satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relation of the development to the adjacent property;
- (c) the character of the development in the Conservation Area;



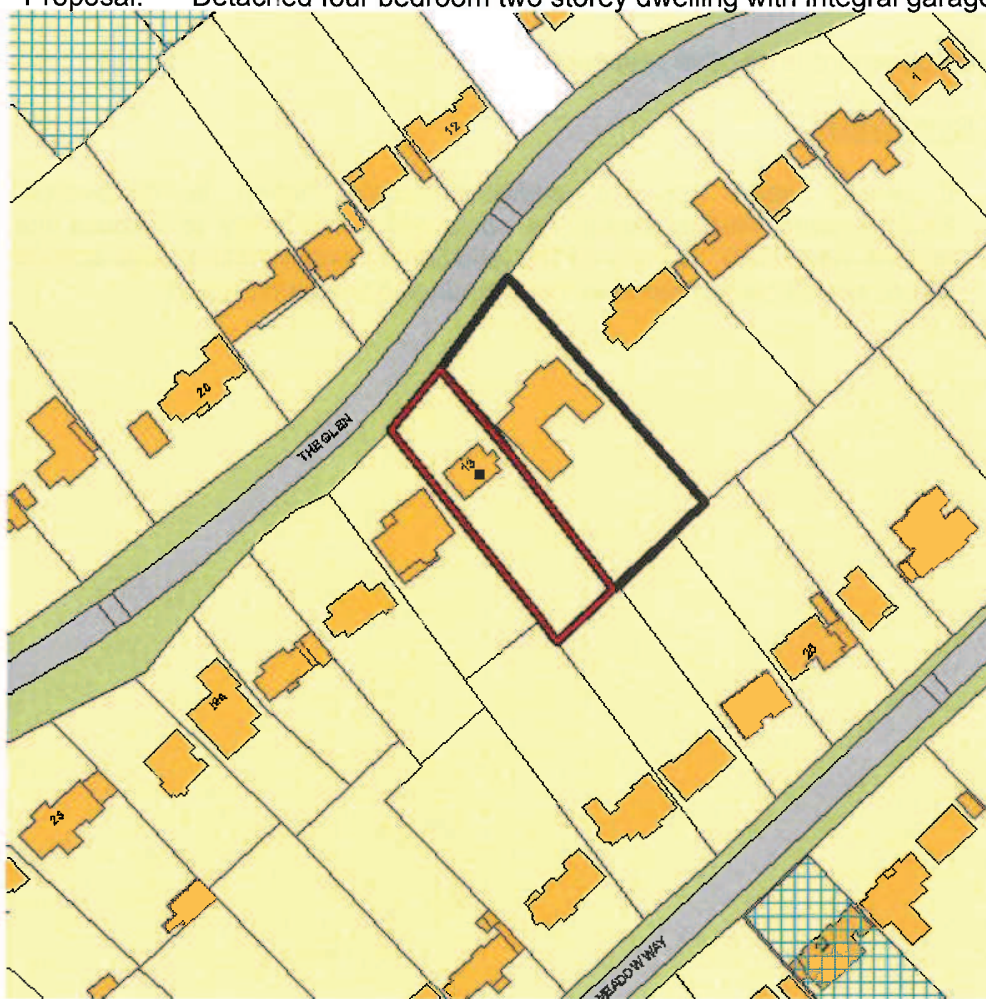
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the light and outlook of occupiers of adjacent and nearby properties;
- (f) the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 If during works on site additional contamination is discovered, Environmental Health should be contacted immediately to discuss the actions necessary. Details of the additional contamination, and actions taken, should be contained in the remediation validation report.

Reference: 09/03544/FULL1  
Address: 13 The Glen Orpington BR6 8LP  
Proposal: Detached four bedroom two storey dwelling with integral garage.



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## S4

**Agenda Section:** 2

**Application No:** 09/03545                      **Ward:** Farnborough and Crofton

**Address:** 13 The Glen, Orpington, Kent, BR6 8LP

**OS Grid Ref:**        **E:** 543138                      **N:** 165409

**Applicant:** Mr H Atkinson

**Objections:** No

**Conservation Area:**Yes

**Description of Development:**

Demolition of existing two storey dwelling.  
CONSERVATION AREA CONSENT

**Joint report with application ref. 09/03544**

**Proposal**

Conservation Area Consent is sought to demolish No. 13 The Glen which is located within the Farnborough Part Conservation Area. A replacement dwelling is proposed under ref. 09/03544.

**Location**

The application site is located within the Farnborough Park Estate which comprises a collection of large, detached dwellings, which date predominantly from the inter-war years. These are generally of individual designs and are constructed from a range of materials. A number of dwelling along The Glen have been redeveloped in recent years with replacement properties generally being more significant size in comparison to the original houses.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application. No representations were received from adjoining residents.

### **Comments from Consultees**

Objections have been raised by the Advisory Panel for Conservation Areas on the basis that the existing property is such that it makes a positive contribution to the character or appearance of the Conservation Area by reason of its age, design and its place in the protected landscape setting. As such, the demolition would be contrary to Policies BE1, BE12 and BE11 and Paragraphs 3.21 and 3.22 of the Farnborough Park Supplementary Planning Guidance, and Paragraph 4.27 of Planning Policy Guidance 15.

### **Planning Considerations**

Unitary Development Plan Policy BE12 (Demolition in Conservation Areas) is relevant to this application and should be afforded due consideration. The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

Nearby owners/occupiers were notified of the application and no representations were received.

From a heritage and urban design point of view no objection has been raised.

### **Planning History**

There is no significant planning history concerning this property.

Members will be aware that planning applications to demolish and replace the neighbouring dwelling at No 11 are being considered in this same agenda (refs. 09/03362 and 09/03535).

### **Conclusions**

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

Having had regard to the above it was considered that the building has no particular architectural merit and in light of the permission granted for development under ref. 09/03544, the loss of the building would not have a significantly harmful impact on the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03544 and 09/03545, excluding exempt information.

**RECOMMENDATION: GRANT CONSERVATION AREA CONSENT**

**subject to the following conditions:**

- |   |        |  |
|---|--------|--|
| 1 | ACG01  | Comm.of dev-Listed Building and Con.Area |
|   | ACG01R | Reason G01                               |

Reference: 09/03545/CAC  
Address: 13 The Glen Orpington BR6 8LP  
Proposal: Demolition of existing two storey dwelling.  
CONSERVATION AREA CONSENT



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