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PLANS SUB-COMMITTEE NO. 2

Meeting to be held on Thursday 4 June 2015

SUPPLEMENTARY AGENDA

Please see the attached report marked 'to follow' on the agenda.

Report No.	Ward	Page No.	Application Number and Address
4.4	Cray Valley East	1 - 10	(14/03989/FULL3) - Kevington Hall, Crockenhill Road, Orpington <i>(Report to follow)</i>

Copies of the documents referred to above can be obtained from
www.bromley.gov.uk/meetings

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SECTION '2' – Applications meriting special consideration

Application No : 14/03989/FULL3

Ward:
Cray Valley East

Address : Kevington Hall Crockenhill Road
Orpington BR5 4EP

OS Grid Ref: E: 547940 N: 167642

Applicant : Abdelzo Ltd

Objections : NO

Description of Development:

Change of use of part basement, ground floor and first floor from residential to venue for weddings and corporate functions, including external flue to kitchens internal alterations and creation of new vehicular access to Crockenhill Road.

Proposal

The application seeks the change of use of part of the basement, ground floor and first floor from residential (C3) to a venue for weddings and corporate functions (Sui Generis). The proposal also seeks permission for an external flue for the kitchens, internal alterations to the listed building (requiring Listed Building Consent) and a substantial new vehicular access to Crockenhill Road.

As part of the proposal, two guest bedrooms that would be available to wedding guests would be accommodated on the first floor. The ceremonial room seats 80 people but other rooms are available also.

The applicant's agent has advised that the hours of use being sought are between 0900 hours and 02.30 hours daily.

The material submitted by the applicant suggests that up to 20 catering staff are likely to be employed for the largest weddings/corporate events.

For a typical wedding the Highways technical note suggests that 113 vehicle movements would arrive in the hour preceding the event. The document concludes that the proposed leisure use will not contribute significantly to peak period traffic and will have no material impact on the surrounding highway network. The Technical Note confirms that car parking will be provided at one space per 2.5 guests plus 13 spaces for staff, totalling 113 car parking spaces located to the east of Kevington Hall.

No structural works or extensions are proposed other than minor alterations detailed in the accompanying Listed Building Consent application 14/03992/LBC.

Location

Kevington Hall, a Grade II* listed building, is situated within extensive grounds 750m east of St Mary Cray High Street. The site is within the Green Belt and is currently in use as a single residential house with some associated farming activity. The property was previously used as school until the 1980s when it was sold to the current owners by LB Bromley. The nearest neighbouring properties are residential properties 150m south east of the main house and Oakview, a psychiatric hospital for young people, approximately 100 m east of the main house.

Comments from Local Residents

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

English Heritage - no objections.

Environmental Health - no objections but suggested a noise management plan should be secured by condition.

Highways - The site is in a very Low PTAL (1a) area. In the UDP there is a presumption against D2 use in low PTAL areas and given the lack of public transport all the visitors and staff are likely to arrive by car. The level of information that was submitted with the application was too limited to allow proper consideration of the proposal and a Transport Assessment was requested. The applicant has since submitted a Technical Note together with Swept Path Analysis to enable better consideration of the proposals. Highways has since accepted the layout of the access and level of car parking provision indicated subject to conditions.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

UDP:

- T1 Transport Demand
- T11 New Accesses
- T3 Parking
- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- G1 The Green Belt
- EMP8 Use of Dwellings for Business Purposes

London Plan:

- 7.8 Heritage Assets and Archaeology.
- 7.16 Green Belt

NPPF

- Chapter 3 Supporting a prosperous rural economy
- Chapter 9 Protecting Green Belt Land
- Chapter 12 Conserving and enhancing the historic environment

Planning History

14/01714 A Lawful Development Certificate for an existing use was refused for the continued use of the access onto Crockenhill Road, in July 2014.

03/02424/LBC Listed Building Consent was granted for the restoration of the south and west facades and removing inappropriate modern features and reinstating original features in August 2003.

86/03560 Planning permission was refused for the change of use of the school to offices in February 1987

86/00358 Planning permission was granted for the change of use of the school to institutional use in February 1987.

Conclusions

The main issues relating to the application are the potential impact of the proposal on the Green Belt and Grade II* Listed Building and its setting, the impact on surrounding residential amenities and highways issues.

In planning policy terms the principal of the reuse of the building is supported. The NPPF indicates that economic growth in rural areas should be supported in order to create jobs and prosperity by taking a positive approach to sustainable new development. Paragraph 90 also supports the re-use of buildings provided that the buildings are of permanent and substantial construction and are appropriate within the Green Belt and their reuse does not conflict with the purpose of including land within it. The reuse of heritage assets is also supported by the London Plan (Policy 7.8).

The NPPF also seeks to sustain and enhance heritage assets and put them into viable uses consistent with their conservation (para 1). It highlights that local authorities should take account of the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality.

It is therefore recognised that the proposed use will make a positive contribution towards ensuring the future of this building and in assisting the owners in funding the substantial and ongoing renovation works are required to maintain a building of this type.

Due to the nature of the proposed use and the numbers of people and cars involved, the proposal will result in an intensification of the site and existing buildings. The Council's Heritage officer has raised no objection to the proposed use of the building or to the minor alterations that are proposed to facilitate the use.

The proposal is considered to represent inappropriate development in the Green Belt as the proposal will have a materially greater impact than the present use and as a result of the intensification of the use and the creation of the access and the level of car parking that will be associated with the proposal, the scheme has the potential to adversely affect the open character of the land and the appearance of the countryside.

However, it is considered that very special circumstances exist in this case in respect of the requirement to ensure the future of this Grade II Listed building by allowing the proposed use of the premises for conferences/weddings. The relatively modest nature of the proposals, which can be controlled by conditions, means that the impact of the proposal on the Green Belt can be carefully managed to a degree that it is considered falls within acceptable levels.

Therefore, whilst the intensification of the use does have the potential to impact on the Green Belt, it is considered that the use of conditions including limiting the numbers of guests to 175, limiting the hours of use, the requirement of a Noise Management Plan and a condition requiring landscaping will help to control these impacts and bring them within acceptable levels.

In terms of residential amenities, the proposed use is some distance from neighbouring properties, being in a rural location. Environmental Health has raised no objections to the proposal but suggested that a Noise Management Plan should be sought by condition. On balance, the impact of the proposed use on surrounding residential amenities is considered acceptable.

The area has a low PTAL but it is expected that most guests would arrive by car or coach. 110 car parking spaces are proposed on the existing hardstanding to the side and rear of the building. The level of car parking proposed is considered adequate in terms of the proposed use and it is considered that the impact of the additional car parking on the Green Belt can be mitigated by the provision of additional landscaping, and a landscaping condition is proposed in order to secure this. The position of the proposed car parking in respect of the Listed Building is considered to be acceptable and will not detract from the setting of the Listed Building.

In terms of physical changes to the site and property, the main change is the creation of a substantial new access. This includes the creation of a new access onto Crockenhill Road and of a large sweeping access road through the grounds of Kevington Hall to the western side of the front of the building. The applicant's agents have highlighted that a new access is required to provide an appropriate approach to the building for weddings, and whilst this argument is understood, Members will need to carefully consider whether the impact of the new access road on the Green Belt is acceptable.

A new flue for the kitchen is located to the rear and its colour and finish could be conditioned.

In summary, whilst the proposed use is considered to represent inappropriate development in the Green Belt it is considered that very special circumstances

12 The total number of guests cumulatively attending conferences or weddings/events at Kevington Hall shall not exceed 175 at any one time.

Reason: In order to minimise the impact of the proposal on the Green Belt, in the interests of amenities of the surrounding area and in order to comply with Policies G1 and BE1 of the Unitary Development Plan.

SECTION '2' – Applications meriting special consideration

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OS Grid Ref: E: 547940 N: 167642

Applicant : Abdelzo Ltd

Objections : NO

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LISTED BUILDING CONSENT

Key designations:

Biggin Hill Safeguarding Birds Aldersmead Road
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding
Local Distributor Roads

Proposal

Change of use of part basement, ground floor and first floor from residential to venue for weddings and corporate functions, including external flue to kitchens internal alterations and re-use of vehicular access to Crockenhill Road.
LISTED BUILDING CONSENT

Location

Kevington Hall, Crockenhill Road Orpington BR5 4EP.

Comments from Local Residents

None received

Comments from Consultees

English Heritage raises no objection subject to condition for materials and finishes.

Planning Considerations

The application falls to be determined in accordance with S.7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires work to a listed building that would affect its special architectural or historic interest to be authorised by the relevant planning authority. The following policies of the Unitary Development Plan are further considerations:

BE8 Statutory Listed Buildings

National Planning Policy Framework (NPPF)

Planning History

Ref. Number Decision Date	Description	Status
86/03558/LBB 12.02.1987	KEVINGTON MANSION CROCKENHILL ROAD ST MARY CRAY CHANGE OF USE FROM DAY SCHOOL TO INSTITUTIONAL USE	PER
86/03560/LBB	KEVINGTON MANSION CROCKENHILL ROAD ST MARY CRAY CHANGE OF USE FROM SCHOOL TO OFFICES	REF 12.02.1987
03/02424/LBC CONSENTLBCON 20.08.2003	Restoration of south and west facades removing inappropriate modern features and reinstating original features	LISTED BUILDING
14/01714/ELUD EUDR 02.07.2014	Continued use of existing access onto Crockenhill Road.	CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT.

Conclusions

This application for Listed Building has been submitted concurrently with 14/03989/FULL3 which seeks to convert part of the building to a wedding venue/conference facility.

The main issue with regard to the Listed Building is the impact of the proposals on the special interest of the building. The proposed alterations are; a new kitchen facility, replacement of non-original doors to ground floor hall and external venting.

Subject to conditions requesting full details of finishes and materials, it is not believed that there would be any harm caused to the building's special interest and the proposal is considered acceptable. The kitchen would be located in a room devoid of any architectural detailing, the doors are most likely 1930s replacements and the venting would be colour matched to the façade and secured by condition.

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.

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/03989 and 14/03992 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 01.05.2015

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 2 | ACG11 | Matching internal and external materials |
| | ACG11R | Reason G11 |

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