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To: Members of the  
**PLANS SUB-COMMITTEE NO. 4**

Councillor Alexa Michael (Chairman)  
Councillor Simon Fawthrop (Vice-Chairman)  
Councillors Peter Dean, Lydia Buttinger, Russell Jackson, Kate Lymer,  
Richard Scoates, John Canvin and Peter Fookes

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on  
**THURSDAY 7 OCTOBER 2010 AT 7.00 PM**

MARK BOWEN  
Director of Legal, Democratic and  
Customer Services.

Members of the public can speak at Plans Sub-Committee meetings on planning reports, contravention reports or tree preservation orders. To do so, you must have

- already written to the Council expressing your view on the particular matter, and
- indicated your wish to speak by contacting the Democratic Services team by no later than 10.00am on the working day before the date of the meeting.

These public contributions will be at the discretion of the Chairman. They will normally be limited to two speakers per proposal (one for and one against), each with three minutes to put their view across.

**To register to speak please telephone Democratic Services on 020 8313 4745**

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**If you have further enquiries or need further information on the content of any of the applications being considered at this meeting, please contact our Planning Division on 020 8313 4956**

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**Information on the outline decisions taken will usually be available on our website (see below) within a day of the meeting.**

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

## A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 12 AUGUST 2010**  
(Pages 5 - 12)
- 4 **PLANNING APPLICATIONS**

### SECTION 1 (Applications submitted by the London Borough of Bromley)

Report No.	Ward	Page Ref.	Application Number and Address
<b>NO REPORTS</b>			

### SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page Ref.	Application Number and Address
4.1	Penge and Cator	13-20	(09/03152/FULL1) - 6 Padua Road, Penge, London SE20.
4.2	Clock House Conservation Area	21-28	(09/03280/FULL1) - 28 Beckenham Road, Beckenham.
4.3	Clock House Conservation Area	29-36	(09/03281/LBC) - 28 Beckenham Road, Beckenham.
4.4	Cray Valley East	37-46	(10/01675/FULL1) - Kelsey House, 2 Perry Hall Road, Orpington.
4.5	Clock House	47-52	(10/01722/FULL1) - Stewart Fleming School, Witham Road, Penge, London SE20.
4.6	West Wickham	53-58	(10/01764/FULL1) - St David's College, Beckenham Road, West Wickham.
4.7	Bromley Common and Keston	59-64	(10/01847/PLUD) - 25 Keston Gardens, Keston.

Report No.	Ward	Page Ref.	Application Number and Address
4.8	Chislehurst	65-68	(10/01918/FULL6) - 2 The Weald, Chislehurst.
4.9	Chelsfield and Pratts Bottom	69-72	(10/02058/FULL6) - 7 The Meadows, Orpington.
4.10	Kelsey and Eden Park	73-78	(10/02094/FULL1) - Langley Park School For Boys, Hawksbrook Lane, Beckenham.
4.11	West Wickham	79-82	(10/02305/FULL6) - 41 Corckscrew Hill, West Wickham.

**SECTION 3** (Applications recommended for permission, approval or consent)

Report No.	Ward	Page Ref.	Application Number and Address
4.12	Copers Cope	83-88	(10/00893/FULL1) - 14 Robins Court, 77 Bromley Road, Beckenham.
4.13	Bromley Town	89-94	(10/01810/FULL1) - Land Adjacent To 45 Havelock Road, Bromley.
4.14	Bickley Conservation Area	95-98	(10/01826/FULL6) - The Mount, Mavelstone Road, Bromley.
4.15	Penge and Cator Conservation Area	99-104	(10/01925/FULL6) - 36 Albert Road, Penge, London SE20.
4.16	Bromley Common and Keston	105-110	(10/02154/FULL6) - Turpington Farm House, 146 Southborough Lane, Bromley.
4.17	Chelsfield and Pratts Bottom	111-114	(10/02330/PLUD) - 1 Stirling Drive, Orpington.

**SECTION 4** (Applications recommended for refusal or disapproval of details)

Report No.	Ward	Page Ref.	Application Number and Address
	<b>NO REPORTS</b>		

**5 CONTRAVENTIONS AND OTHER ISSUES**

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**6 TREE PRESERVATION ORDERS**

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**7 MATTERS FOR INFORMATION: ENFORCEMENT ACTION AUTHORISED BY CHIEF PLANNER UNDER DELEGATED AUTHORITY**

**NO REPORTS**

## PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held on 12 August 2010

### Present:

Councillor Alexa Michael (Chairman)  
Councillor Simon Fawthrop (Vice-Chairman)  
Councillors John Canvin, Peter Dean, John Getgood,  
Samaris Huntington-Thresher, William Huntington-Thresher,  
Kate Lymer and Richard Scoates

### Also Present:

Councillors Will Harmer, John Ince and Sarah Phillips

## 7 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

Apologies for absence were received from Councillors Lydia Buttiger, Peter Fookes and Russell Jackson. Councillors William Huntington-Thresher, John Getgood and Samaris Huntington-Thresher attended as their alternates respectively.

## 8 DECLARATIONS OF INTEREST

Councillors Peter Dean and John Getgood declared a prejudicial interest in Items 4.2 and 4.3; they left the room and did not vote.

## 9 CONFIRMATION OF MINUTES OF MEETING HELD ON 17 JUNE 2010

**RESOLVED** that the Minutes of the meeting held on 17 June 2010 be confirmed and signed as a correct record.

## 10 PLANNING APPLICATIONS

### SECTION 2

(Applications meriting special consideration)

#### 10.1 Cray Valley East

**(09/03041/FULL1) - Lower Hockenden Farm, Hockenden Lane, Swanley.**

Description of application - Retention of car parking/manoeuvring space to serve existing business and agricultural uses RETROSPECTIVE APPLICATION.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with the addition of a further condition to read:-

"6 The car parking/manoeuvring space hereby permitted shall be made either of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Details of these measures shall be submitted within 3 months of the date of the decision notice and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.

**10.2  
Clock House Conservation  
Area**

**(09/03280/FULL1) - 28 Beckenham Road,  
Beckenham.**

Description of application - Two storey extension for disabled access lift and glazed entrance canopy to northern elevation together with refurbishment of building.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Sarah Phillips in support of the application were received at the meeting. Councillors Peter Dean and John Getgood made representations; they then left the room during the discussion and vote.

The following errors within the report were brought to Members' attention:

1. Page 29, under the heading 'Key designations', the words 'Locally Listed Building' should read 'Grade II Listed Building'; and
2. Objections had been received although the report stated that no objections had been received.

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED** without prejudice to any future consideration, to seek:-

1. amended plans to show a more glass-based design for the lift enclosure; and
2. an artists impression of the development proposed.

**10.3  
Clock House Conservation  
Area**

**(09/03281/LBC) - 28 Beckenham Road,  
Beckenham.**

Description of application - Internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement, repairs to windows, replacement gas boilers and heating, insertion of steel beams for floor re-enforcement, replacement ceilings and external pigeon spikes. LISTED BUILDING CONSENT.

Oral representations in objection to the application were received. Oral representations from Ward Member, Councillor Sarah Phillips in support of the application were received at the meeting.

The following error was reported:-

On page 37, under the heading 'Key designations', the words 'Locally Listed Building' should read 'Grade II Listed Building'

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED** without prejudice to any future consideration, to seek:-

1. amended plans to show a more glass-based design for the lift enclosure;
2. an artists impression of the development proposed; and
3. further details of the structural alterations, including details of the steel beams.

**10.4  
Bromley Town**

**(10/00210/FULL2) - Unit 4, 21 Waldo Road,  
Bromley.**

Description of application - Change of use from food preparation (sui generis) to music rehearsal training centre (Class D1).

Oral representations from Ward Member, Councillor Will Harmer were received at the meeting.

It was reported that no objections to the application had been received from the Environmental Health Officer.

Members having considered the report, objections and representations, **RESOLVED that THE APPLICATION BE DEFERRED** without prejudice to any future consideration for the applicant to take advice from Environmental Health and then submit proposals for additional noise and vibration attenuation.

10.5  
Darwin

**(10/00925/FULL1) - Cottage Farm, Cackets Lane,  
Cudham, Sevenoaks.**

Description of application - Erection of glasshouse for agricultural purposes RESTROSPECTIVE APPLICATION.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

It was **FURTHER RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE DEMOLITION OF THE GLASSHOUSE.**

10.6  
Petts Wood and Knoll

**(10/00982/FULL6) - 197 Chislehurst Road,  
Orpington.**

Description of application - Part one/two storey side/rear and single storey side extensions, front porch, formation of vehicular access.

Oral representations in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** subject to the following condition(s):-

1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

REASON: Section 91, Town and Country Planning Act 1990.

2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

3 Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the



visual and residential amenities of the area.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policies BE1 and H8 of the Unitary Development Plan and to prevent overdevelopment of the site.

**10.7**  
**Petts Wood and Knoll**  
**Conservation Area**

**(10/01128/FULL6) - 253 Chislehurst Road,**  
**Orpington.**

Description of application - Part one/two storey side and rear extension. Single storey detached garage to front/side.

Oral representations in support of the application were received at the meeting.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**10.8**  
**Shortlands Conservation**  
**Area**

**(10/01276/VAR) - 50-52 Shortlands Road,**  
**Shortlands, Bromley.**

Description of application - Variation of condition 5 of permission ref 04/00477, granted for single storey rear extension to no. 52 and change of use of No's 50 and 52 from residential (Class C3) to children's day nursery (Class D1) with 3 car parking spaces at front, to allow up to 60 children to be accommodated at any one time (RETROSPECTIVE APPLICATION).

Oral representations in objection to and in support of the application were received at the meeting.

Members having considered the report, objections and representations and after failing to reach a decision on motions for refusal and deferral to a subsequent Plans Sub-Committee, **RESOLVED that the application BE DEFERRED** without prejudice, to be considered at a future meeting of the Development Control Committee.

**10.9  
Bromley Common and  
Keston**

**(10/013334/FULL1) - 20 Gravel Road, Bromley.**

Description of application - Revisions to detached house at plot 8 of permission reference 09/02222 to include single storey side extension for garage.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the reason set out in the report of the Chief Planner.

**10.10  
Darwin**

**(10/01434/FULL4) - Speedwell, Jail Lane, Biggin Hill.**

Description of application - Application to modify legal agreement attached to planning permission 98/00210 to retain the original bungalow.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reason set out in the report of the Chief Planner.

It was **FURTHER RESOLVED that LEGAL ACTION BE AUTHORISED BUT DELAYED FOR ONE MONTH INITIALLY FOR THE LODGING OF A TIMETABLE OF DEMOLITION WORKS AND DEMOLITION TO TAKE PLACE NO LATER THAN 3 MONTHS.**

**SECTION 3**

(Applications recommended for permission, approval or consent)

**10.11  
Plaistow and Sundridge**

**(10/01332/FULL6) - 32A Park Avenue, Bromley.**

Description of application - Ground and first floor front extensions. Bow window to front and conversion of garage to a habitable room.

Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**10.12  
Cray Valley West**

**(10/01559/FULL2) - 76 Grovelands Road, Orpington.**

Description of application - Change of use from dry cleaners (A1) to hot food takeaways (A5) with ventilation ductwork at rear.

Oral representations in support of the application were received. Oral representations from Ward Member, Councillor John Ince in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with condition 3 amended to read:-

'3 The use hereby permitted shall not operate before 11:00 am or after 10:30 pm between Monday and Thursday, nor before 11:00 am or after 11:00 pm Friday and Saturday, nor before 5:00 pm or after 10:30 pm on Sunday. Accordingly, customers shall not be admitted to the premises before these times and shall have left the premises by these times on said days.

REASON: In order to comply with Policy S9 of the Unitary Development Plan and in the interests of the amenities of nearby residential properties.'

The following informative was also added:

'INFORMATIVE

The applicant is advised that noise levels resulting from the movement of delivery vehicles should be kept to a minimum and, further, that a sign be clearly displayed within the shop to inform customers to keep noise levels to a minimum.'

The Meeting ended at 9.12 pm

Chairman

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## SECTION '2' – Applications meriting special consideration

**Application No :** 09/03152/FULL1

**Ward:**  
**Penge And Cator**

**Address :** 6 Padua Road Penge London SE20 8HF

**OS Grid Ref:** E: 535212 N: 169905

**Applicant :** Mr David Berger

**Objections :** YES

### **Description of Development:**

Roof alterations incorporating front and rear dormer extensions / three storey side/rear extension and conversion to form 1 three bedroom dwelling, 1 studio flat and 1 one bedroom and 2 two bedroom flats with 3 car parking spaces and cycle/refuse stores.

This application was originally reported to Members of the Plans Sub-Committee at the meeting held on 18th February 2010. Members deferred the application to seek a reduction in the number of units and to increase the off street parking provision from three to four spaces.

The applicant has now requested that the application be reported back to Members for further consideration. No amendments have been made to the plans although the applicant has responded to Members decision to defer the application as follows:

- the Committee had expressed a desire that there should be both another attempt to provide additional off-street parking as well as a reduction in the number of dwellings from 5 to 4, thus providing a 1:1 ratio
- with this in mind we have written to the new owner at number 56 Maple Road suggesting a purchase of a strip of land that would enable further parking bays to be achieved on-site,- alas this did not bear fruit as we have not received a reply to date
- to reiterate our understanding of the current UDP regulations whence a proposed development in an area with a PTAL rating of 6 does not require a minimum 1:1 dwelling to parking space ratio - indeed this is a suggested maximum, with a strong desire / bias (from the planning perspective) for reducing this to less than 1:1 in order to provide higher quality, eco-friendly community living wherever possible
- moreover, we believe that the studio dwelling is far less likely to generate the need for a parking bay per se, be it on-street or off-street. However, we would be ready to surrender the one-bedroom flat and replace it with

another studio option if the Committee would in turn see fit to approve our proposal

- as a further reflection, and for record purposes, we are keen to highlight the fact that we have made all the changes required of us in the (Appeal) Inspector's report following his site visit in October 2008:

(1) Reducing the "top-heavy mass" of the rear dormers.

(2) Incorporating dormers with pitched roofs to the front roofslope.

- in summary therefore we believe that, at every juncture of this submission process (now 3 years in gestation), we have been mindful and appreciative of the requirements placed upon us by Bromley Council and furthermore with the views expressed by the Inspector at appeal, and as such are confident that we have provided a strong basis for both the Planning department and Committee Members at Bromley Council to approve this proposed development

The original report is repeated below, updated as necessary.

## **Proposal**

Planning permission is sought for the extension of the existing dwelling at No. 6 Padua Road and its conversion to form a total of 5 self-contained residential units. These works will comprise the following:

- roof alterations to existing dwelling to form gable ends, incorporating front and rear dormer extensions
- three storey side/rear extension to dwelling (approx. 8.3m in width; 9.6m in depth)
- conversion to form 1 three bedroom dwelling and 1 studio flat within existing building, and 1 one bedroom and 2 two bedroom flats within extension

Three off-street car parking spaces are proposed, together with cycle and refuse stores.

The application is accompanied by a design and access statement and a tree survey.

## **Location**

The application site is located on the north-western side of Padua Road, Penge, and currently comprises a detached two storey dwelling with a larger than average plot, extending generously to the side. The immediate surrounding area comprises a mix of semi-detached and terraced dwellings and flats.

## **Comments from Local Residents**

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

- concerns regarding pressure to on-street parking demand and cumulative effect of similar developments in the vicinity
- concerns over provision of adequate amenities for future occupiers and size of top floor flat in view of reduction in size of dormers
- loss of mid-sized family dwelling
- increase in density
- gross overdevelopment
- parking provision inadequate
- cannot see how development addresses previous concerns
- disruption caused during construction
- parking issue even more relevant in view of recent development at No. 32 Padua Road

### **Comments from Consultees**

From the technical Highways perspective, no objections are raised to the proposed development, subject to the imposition of standard conditions.

Highways Drainage advise that there is no public surface water sewer in Padua Road.

The Council's Waste Advisors raise no objection to the proposal.

Thames Water was notified of the application and raised no objection with regard to waste and water infrastructure.

Environmental Health (housing) raise no objection to the proposal.

### **Planning Considerations**

The main planning policies of relevance to this application are as follows:

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- H11 Residential Conversions
- T18 Road Safety
- NE7 Development and Trees

The application has been called-in to Committee by a local ward Member.

### **Planning History**

There is extensive planning history at the site. Of most recent relevance are application refs. 07/03581 and 08/00425 which sought permission for a hip to gable rear dormer roof extension, together with a three storey side/rear extension and the conversion of the extended property to form 4 and 5 flats respectively. Planning permission was refused for both schemes, and appeals against both decisions dismissed, with a joint decision being issued by the Inspectorate given the similarities between the two cases.

The reasons for refusal in both cases were as follows:

The proposed development, by reason of its design and bulk, will result in a cramped overdevelopment of the site, out of character with the surrounding development and detrimental to the appearance of the street scene generally, contrary to Policies BE1 and H7 of the Unitary Development Plan.

The proposal lacks adequate on-site car parking and access arrangements and as such would be likely to interfere with the free flow of traffic and conditions of pedestrian and vehicular road safety, contrary to Policies T3, T6 and T18 of the Unitary Development Plan.

At appeal, the Inspector found that the “top-heavy mass” of the rear dormers would result in “harm to the character and appearance of the street scene”, compounded by the “flat roofed dormers in the front elevation which would be aesthetically displeasing and at variance with the pitched roof dormers found elsewhere along the road”. With regard to parking, the Inspector found that both proposals would be likely to result in “more pressure upon available kerbside spaces in the road”, but nevertheless based on the information in from of him that neither proposal would “result in undue highway dangers nor increase parking stress in the road to an unacceptable level”.

## **Conclusions**

The scheme currently under consideration here is very similar in principle to that dismissed at appeal under ref. 08/00425, and specifically seeks to address the concerns raised by the Inspector with regard to the bulk of the rear dormers and the appearance of the dormers to the front roofslopes. Members will note that the Inspector did not appear to raise any objections to the principle of the proposed extension and conversion of the host property, nor indeed with regard to the parking and access arrangements.

The proposal now incorporates dormers with pitched roofs to the front roofslope, which may be considered more in keeping with those that exist to other properties in the vicinity of the application site. To the rear, the rear dormers have been significantly reduced in size and bulk and would no longer appear ‘top-heavy’, with both being set away from the flank walls therefore reducing the likelihood of the dormers harming the character and appearance of the street scene. On balance, Members may find that the proposal has addressed the concerns raised by the Inspector at appeal, and that on balance permission should now be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03152, 08/00425 and 07/03581, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs



	ACA01R	A01 Reason 3 years
2	ACA04	Landscaping Scheme - full app no details
	ACA04R	Reason A04
3	ACA07	Boundary enclosure - no detail submitted
	ACA07R	Reason A07
4	ACC04	Matching materials
	ACC04R	Reason C04
5	ACB19	Trees - App'ment of Arboricultural Super
	ACB19R	Reason B19
6	ACH03	Satisfactory parking - full application
	ACH03R	Reason H03
7	ACH22	Bicycle Parking
	ACH22R	Reason H22
8	ACH19	Refuse storage - implementation
	ACH19R	Reason H19

**Reasons for granting permission:**

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

- BE1 Design of New Development
- H7 Housing Density and Design
- H9 Side Space
- H11 Residential Conversions
- T18 Road Safety
- NE7 Development and Trees

The development is considered to be satisfactory in relation to the following:

- (a) the density of the proposed development and the provision of additional housing on a previously developed site
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the high quality design and layout of the proposed development
- (f) the proposed parking provision and the impact to conditions of road safety
- (g) the impact of the proposed development to trees within the site
- (h) the reduction in the size and bulk of the rear dormers proposed together with the introduction of pitched roofs to the front dormers in addressing the concerns raised previously at appeal
- (i) the housing policies of the Unitary Development Plan
- (j) the transport policies of the Unitary Development Plan
- (k) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

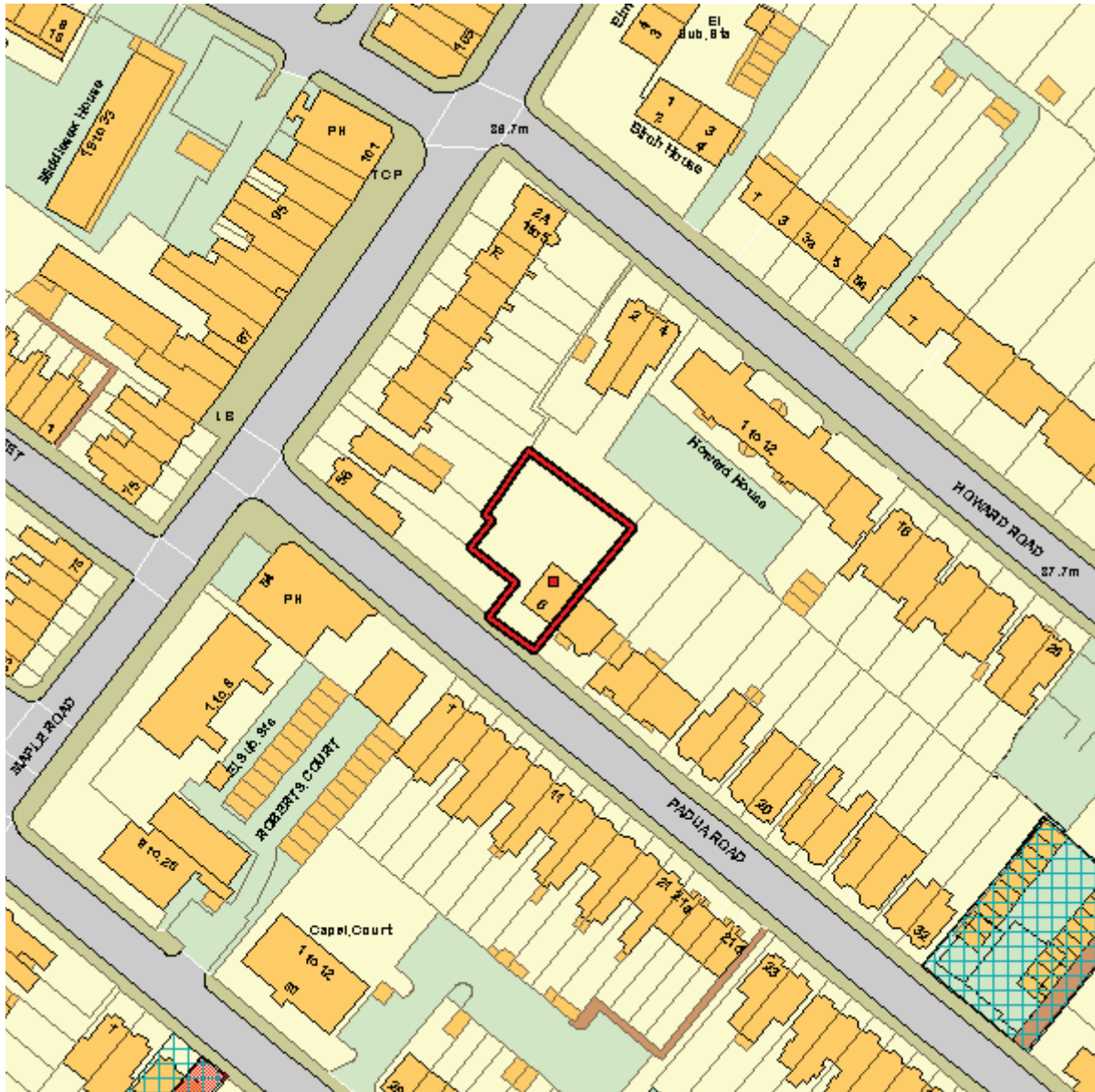
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 RDI16 Contact Highways – re. crossover
- 3 You should seek engineering advice from the Environmental Services Department at the Civic Centre with regards to the reinstatement of any damage to the highway. Please contact Street Services on 020 8313 4924.
- 4 You are advised that there is no surface water sewer in Padua Road. Thames Water should be contacted to determine how the drainage should be dealt with.
- 5 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Reference: 09/03152/FULL1

Address: 6 Padua Road Penge London SE20 8HF

Proposal: Roof alterations incorporating front and rear dormer extensions / three storey side/rear extension and conversion to form 1 three bedroom dwelling, 1 studio flat and 1 one bedroom and 2 two bedroom flats with 3 car parking spaces and cycle/refuse stores.



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## SECTION '2' – Applications meriting special consideration

**Application No :** 09/03280/FULL1

**Ward:**  
Clock House

**Address :** 28 Beckenham Road Beckenham BR3  
4LS

**OS Grid Ref:** E: 536553 N: 169572

**Applicant :** Citygate

**Objections :** YES

### **Description of Development:**

Two storey extension for disabled access lift and glazed entrance canopy to northern elevation together with refurbishment of building.

Key designations:

Conservation Area: Elm Road

Flood Zone 2

Historic Flooding

Locally Listed Building

This application was originally reported to Members of the Plans Sub-Committee at the meeting which was held on 12th August 2010. The application was deferred without prejudice, to seek the following:

- amended plans to show a more glass-based design for the lift enclosure
- an artists' impression of the development proposed, and
- with particular regard to the LBC application, to seek further details of the structural alterations, including steel beams

The applicant has now provided an artist's impression of the proposal in context which is available for Members to view on the file. A complete set of structural calculations have been prepared however this is a building control issue (Members will note that structural details and calculations are already available to view on file ref. 08/03281/LBC).

The applicant has declined to amend the design of the lift enclosure, however has responded to this request as follows:

- the design was chosen to look different but yet not be the centre of attention and so draw focus from the original building. The shaft is curved with wood cladding at the bottom

- the lift is also meant to be used as a fire evacuation lift and the existing concrete structure will provide a significant barrier in the event of fire.
- a steel and glass shaft might look nice but they have a number of disadvantages including cost and cleaning. They are also hot in the summer and cold in the winter unless heated excessively.
- the lift is hydraulic and not cable operated and so it would not enhance the appearance of the building to have the workings on show. A cable operated lift would increase cost and the height of the shaft structure.
- while it is possible to include glass in the design without making the shaft completely transparent, this would require additional cost to produce curved glass panels which would have to be opaque in some way to hide the concrete behind. the difference between that and the Marley panels as proposed is questioned

The original report is repeated below, updated as necessary.

### **Proposal**

It is proposed to construct a two storey extension to the side of the host building (northern elevation), to provide a disabled access lift. In addition, a glazed entrance canopy is proposed to an existing entrance door on the northern elevation, together with the refurbishment of the building. The building is currently vacant, and these works are proposed in connection with the Applicant's plans to bring the building back into use as a community arts/media centre.

The details of the works proposed are as follows:

- two storey extension to northern elevation, to provide disabled access lift
- measures approx. 6.1m in width at ground floor level, reducing to 3.2m above with overhanging flat roof
- approx. 9.3m in height and 3.6m in depth
- lift to provide access to basement, ground and first floors which are currently only accessible via steps
- extension to be finished with timber cladding at ground floor level and render above
- contemporary design, attached to main building with glass enclosure
- entrance canopy to be constructed above existing northern entrance to ground floor of building

Members may wish to note that a separate application seeking listed building consent for the above works (together with other external/internal alterations which would not require planning permission) is also to be found on this agenda, under ref. 09/03281/LBC.

In support of the application, the Applicant (Citygate) has submitted a Design and Access Statement (revised statement received 28th May 2010), the main points of which can be summarised as follows:

- building is in a poor state of repair, and it is now proposed to refurbish the entire building and open it once again as a centre for arts and media available to all
- proposed to improve the external appearance of the building returning it (where possible) to its original state
- proposal will continue with similar uses for most areas of the building
- only additional feature will be a disabled access lift
- this structure will not be visible from the road or above the height of the building
- new lift shaft has been designed to look significantly different from the existing building while complying with DDA regulations
- modern look will match other structures nearby but clearly distinguishable from the Victorian style and architecture of the main building

With particular regard to access, the statement makes the following points:

- current access will remain, although changes must be made to conform with Part M of the Building Regulations
- to make use of 28 Beckenham Road as a community centre it must be accessible for all and in line with Citygate's policy of inclusion a Strategic Accessibility Statement was written by an accredited access auditor
- the audit makes clear that access to all floors would be essential to ensure compliance with current regulations and best practice
- the building imposes constraints when considering vertical movement, with access made more difficult for anyone with a disability as the existing entrance is approached by a set of steps approx. 1.4m in height
- while a ramp could be used to access part of the building it would have to be in excess of 30m and could prove unacceptably tiring for wheelchair users
- in light of the above it would be necessary to provide an external lift to give access to the ground floor, although an additional solution would need to be found to provide access to the basement and first floor, i.e. a second lift, either internally, or one external lift to serve all floors
- the configuration of the building is such that access to all floors is difficult to achieve internally
- other aspect to consider is the plan for evacuation in the event of fire – an internal lift would not be usable in the event of a fire and would require the construction of refuge zones and an alternative means of escape (including carry-down procedures which presents several issues)
- to resolve the issues the preferred option for building evacuation would involve the construction of an external lift with a separate power supply to ensure it can be used as a fire-fighting lift
- plans provided show a separate lift shaft set 1.5m from the building, with connecting walkways (1.5m square to allow wheelchairs to turn) designed to be used as refuge zones with access via a suitable fire resisting door
- design also provides stair basement exit for ambulant people as well as access to the lift for anyone with mobility issues

## **Location**

The application site is located on the northern side of Beckenham Road, Beckenham and comprises a grade II listed former technical institute, which had more recently been in use as a community arts/media facility known as 'The Studio', although is currently vacant.

The application site is also located within the Elm Road Conservation Area and falls within Flood Zone 2.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application, advertisements were displayed on site and published in the local press. Comments were received which can be summarised as follows:

- questions regarding purposes and uses for internal spaces and concern expressed regarding apparent omission of facilities for some activities that the community consider to be desirable
- concerns that building not used for religious purposes

In addition comments were received on behalf of the West Beckenham Residents Association which can be summarised as follows:

- concerns that Members appear to have restricted considerations of design to those involving glass

### **Comments from Consultees**

English Heritage was notified of the application, and advised that it did not consider this necessary under the relevant statutory provisions.

While the site is located within Flood Zone 2, as a result of the nature of the development under consideration here the application would appear to be subject to the Environment Agency's standing advice and would not need to be referred to them for comment.

### **Planning Considerations**

The main planning policies of relevance to this application are as follows:

Unitary Development Plan

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- BE11 Conservation Areas
- BE14 Trees in Conservation Areas
- C3 Access to Buildings for People with Disabilities

With regard to trees, it is advised that existing trees within the site are in poor condition and in view of their proximity to the building no objection would be raised to their removal.



From the conservation point of view, it is acknowledged that the external lift would appear to be the only means of achieving the access the Applicant seeks to provide. However, at present concerns are raised regarding the design and appearance. While a contemporary approach may be acceptable, the design could be sleeker and the bulk reduced (with particular regard to the roof canopy). Accordingly it is recommended that the detailed design and appearance, and materials be controlled by condition should permission be granted.

### **Planning History**

Under ref. 06/02935, planning permission was granted for a disabled access lift (external platform type).

Under ref. 06/02937/LBC, listed building consent was granted for external disabled access and internal alterations.

### **Conclusions**

The main issues for Members to consider in this case will be the impact of the proposed extension for the access lift and entrance canopy on the character, appearance and special interest of the statutory listed host building, and to the character and appearance of the Conservation Area. The refurbishment works proposed are predominantly covered and dealt with by the application for listed building consent, which is also under consideration and to be found elsewhere on this agenda.

Members will note that the proposed two storey extension for the lift is proposed as a result of detailed consideration as to how best to achieve the desired level of disabled access to the building while respecting the fact that it is of historic interest, reflected in the statutory listed status. At present, the building is only accessible via steps, with the ground floor being set approx. 1.4m above natural ground level. Accordingly, it is inevitable that some alterations to the fabric of the building would be required in order to facilitate disabled access, which is of course seen to be necessary in view of the community use of the building that is proposed.

The Applicant submits that the current proposal for an external lift, which would facilitate disabled access to the basement, ground and first floors via a single lift and point of access, is the most appropriate solution to solving the issues surrounding provision of disabled access balanced with the need to preserve the character, appearance and special interest of the listed building. The proposed lift would involve a single addition to the building and avoid the need for complex internal alterations, and would, in view of its design, appear to read as a contemporary and distinct addition to the building, featuring a contemporary look and materials which represent a departure from the traditional brick construction of the host building. In addition, due to the siting of the lift shaft which would be detached from the main building and linked with glazed walkways, it is intended that the lift could also be used in case of fire to facilitate emergency egress for disabled persons.

Members will need to carefully consider the acceptability of the proposed lift extension in view of the case put forward by the Applicant (and summarised at the beginning of the report), however may agree that the approach adopted would preserve the character, appearance and special interest of the listed building in principle since the extension would clearly appear as a contemporary addition and does not seek to replicate the original design and features of the building itself. Furthermore, the extension would be attached to the main building via glazed walkways, which may serve to soften the link between the original and contemporary elements of the extended building. Final details of the design, appearance and materials proposed to be used for the external surfaces of the extension could be secured by appropriately worded conditions.

In more general planning terms, the lift extension would be subservient to the host building, and would be sited away from the Beckenham Road elevation and set back from the main elevation, and may not therefore appear unduly prominent within the surrounding area. Accordingly Members may agree that the character and appearance of the Conservation Area would be preserved in this case. With regard to residential amenities, Members may agree that in view of the nature and siting of the proposed lift extension, the amenities of nearby residential properties are unlikely to be harmed.

Finally, the proposed entrance canopy may be considered a modest addition to the host building that would not unduly compromise the character, appearance and special interest of the listed building in view of the fact that it will serve an existing entrance and may be easily removed from the building. Given its siting on the northern elevation and not highly visible within the surrounding area, again it may be considered that the character and appearance of the Conservation Area would be preserved.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03280, 09/03281, 06/02935 and 06/02937, excluding exempt information.

as amended by documents received on 28.05.2010

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R      A01 Reason 3 years
- 2      ACC01      Satisfactory materials (ext'n'l surfaces)  
          ACC01R      Reason C01
- 3      ACC06      Mortar details  
          ACC06R      Reason C06
- 4      ACC08      Satisfactory materials (all surfaces)  
          ACC08R      Reason C08
- 5      Prior to the commencement of the development hereby permitted, details of the design and external appearance of the lift extension hereby permitted shall be submitted to and approved in writing by the Local Planning

Authority. The extension shall be constructed in accordance with the approved details.

**Reason:** In order to comply with Policies BE1 and BE8 of the Unitary Development Plan and in the interests of the character, appearance and special interest of the listed building.

**Reasons for granting permission:**

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

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- BE11 Conservation Areas
- BE14 Trees in Conservation Areas
- C3 Access to Buildings for People with Disabilities

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the contemporary design of the proposed lift extension
- (e) the preservation of the character and appearance of the Conservation Area
- (f) the preservation of the character, appearance and special interest of the listed building
- (g) the impact of the development to trees within the site
- (h) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Reference: 09/03280/FULL1

Address: 28 Beckenham Road Beckenham BR3 4LS

Proposal: Two storey extension for disabled access lift and glazed entrance canopy to northern elevation together with refurbishment of building.



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## SECTION '2' – Applications meriting special consideration

**Application No :** 09/03281/LBC

**Ward:**  
**Clock House**

**Address :** 28 Beckenham Road Beckenham BR3  
4LS

**OS Grid Ref:** E: 536553 N: 169572

**Applicant :** Citygate

**Objections :** YES

### **Description of Development:**

Internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement, repairs to windows, replacement gas boilers and heating, insertion of steel beams for floor reinforcement, replacement ceilings and external pigeon spikes. LISTED BUILDING CONSENT

Key designations:

Conservation Area: Elm Road

Flood Zone 2

Locally Listed Building

This application was originally reported to Members of the Plans Sub-Committee at the meeting which was held on 12th August 2010. The application was deferred without prejudice, to seek the following:

- amended plans to show a more glass-based design for the lift enclosure
- an artists' impression of the development proposed, and
- with particular regard to the LBC application, to seek further details of the structural alterations, including steel beams

The applicant has now provided an artist's impression of the proposal in context which is available for Members to view on the file. A complete set of structural calculations have been prepared however this is a building control issue (Members will note that structural details and calculations are already available to view on file ref. 08/03281/LBC).

The applicant has declined to amend the design of the lift enclosure, however has responded to this request as follows:

- the design was chosen to look different but yet not be the centre of attention and so draw focus from the original building. The shaft is curved with wood cladding at the bottom
- the lift is also meant to be used as a fire evacuation lift and the existing concrete structure will provide a significant barrier in the event of fire.
- a steel and glass shaft might look nice but they have a number of disadvantages including cost and cleaning. They are also hot in the summer and cold in the winter unless heated excessively.
- the lift is hydraulic and not cable operated and so it would not enhance the appearance of the building to have the workings on show. A cable operated lift would increase cost and the height of the shaft structure.
- while it is possible to include glass in the design without making the shaft completely transparent, this would require additional cost to produce curved glass panels which would have to be opaque in some way to hide the concrete behind. the difference between that and the Marley panels as proposed is questioned

The original report is repeated below, updated as necessary.

## **Proposal**

Listed building consent is sought for the following works which are proposed to the host building in connection with the Applicant's plans to bring the building back into use as a community arts/media centre:

- internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement
- repairs to windows
- replacement gas boilers and heating
- insertion of steel beams for floor re-enforcement
- insertion of mezzanine storage area
- replacement ceilings and external pigeon spikes

A full schedule of works, together with structural details and calculations, has been submitted by the Applicant. This information is available for Members to view on the application file.

Members may wish to note that a separate application seeking planning permission for some of the above works is also to be found on this agenda, under ref. 09/03280/FULL1.

In support of the application, the Applicant (Citygate) has submitted a Design and Access Statement (revised statement received 28th May 2010), the main points of which can be summarised as follows:

- building is in a poor state of repair, and it is now proposed to refurbish the entire building and open it once again as a centre for arts and media available to all

- proposed to improve the external appearance of the building returning it (where possible) to its original state
- proposal will continue with similar uses for most areas of the building
- only additional feature will be a disabled access lift
- this structure will not be visible from the road or above the height of the building
- new lift shaft has been designed to look significantly different from the existing building while complying with DDA regulations
- modern look will match other structures nearby but clearly distinguishable from the Victorian style and architecture of the main building

### **Location**

The application site is located on the northern side of Beckenham Road, Beckenham and comprises a grade II listed former technical institute, which had more recently been in use as a community arts/media facility known as 'The Studio', although is currently vacant. Members will be aware that the building is currently on the 'Heritage at Risk Register'.

The application site is also located within the Elm Road Conservation Area and falls within Flood Zone 2.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application, advertisements were displayed on site and published in the local press, and representations were received which can be summarised as follows:

- no clear indication as to what building will be used for
- concerns regarding the level of detail provided regarding the structural alterations proposed
- removal of masonry wall and replacement with point loaded steel beam has serious public safety and structural implications, in addition to possible ramifications for insurance and heritage issues
- alterations to listed buildings can only be justified to the degree that they are shown to be necessary – no such proof has been made or argued for

In addition comments were received on behalf of the West Beckenham Residents Association which can be summarised as follows:

- further information is required to justify the need for the alterations proposed and furthermore to justify the appropriateness of the actual structural design

### **Comments from Consultees**

English Heritage was notified of the application and advised that it should be determined in accordance with national and local policy and on the basis of the Council's specialist conservation advice.

## **Planning Considerations**

The main planning policies of relevance to this application are as follows:

### **BE8 Statutory Listed Buildings**

From the conservation point of view, it is acknowledged that the external lift would appear to be the only means of achieving the access the Applicant seeks to provide. However, at present concerns are raised regarding the design and appearance. While a contemporary approach may be acceptable, the design could be sleeker and the bulk reduced (with particular regard to the roof canopy). Accordingly it is recommended that the detailed design and appearance, and materials be controlled by condition should permission be granted. Further information is required as to how the lift extension will be attached to the main building and the extent of the fabric of the building that will be removed (i.e. new openings etc.).

With particular regard to the internal and external alterations, a number of conditions are recommended. However concerns are raised regarding the level of detail that is provided regarding the structural alterations proposed, which again is recommended to be secured by an appropriate condition.

## **Planning History**

Under ref. 06/02935, planning permission was granted for a disabled access lift (external platform type).

Under ref. 06/02937/LBC, listed building consent was granted for external disabled access and internal alterations.

## **Conclusions**

The main issue for Members to consider in this case will be the acceptability of the proposed works and alterations with regard to the preservation of the character, appearance and special interest of the listed building.

The proposed alterations to the listed building are proposed in connection with its continued use as a community media/arts centre. Members will be aware that the building has been vacant for an extended period of time and is on the 'Heritage at Risk Register'. The Applicant has stated in the supporting documentation that it is intended to improve the external appearance of the building returning it (where possible) to its original state.

The proposed lift extension may, in view of the contemporary design approach that has been adopted, represent a clear departure from the traditional design of the listed building and may therefore be considered to preserve its character, appearance and special interest.

While concerns have been raised regarding the level of detail that has been provided at this stage with particular regard to the lift extension and how it will be



attached to the listed building and the internal structural alterations, Members may agree that these detail could be secured by appropriately worded planning conditions.

On balance, Members may agree that the proposed alterations and works are acceptable in principle and that listed building consent should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03280, 09/03281, 06/02935 and 06/02937, excluding exempt information.

as amended by documents received on 28.05.2010

### **RECOMMENDATION: GRANT LISTED BUILDING CONSENT**

subject to the following conditions:

- 1      ACG01      Comm.of dev-Listed Building and Con.Area  
         ACG01R      Reason G01
- 2      ACG03      Stability during partial demolition  
         ACG03R      Reason G03
- 3      ACG04      Submission of structural eng. drawings  
         ACG04R      Reason G04
- 4      Structural engineers' drawings, indicating the intended method of ensuring the stability of the fabric to be retained throughout the period of demolition and reconstruction of the walls and floors requiring steel beams, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. All works of demolition and construction shall be carried out in accordance with the approved engineering drawings.

**Reason:** In order to comply with Policy BE8 of the Unitary Development Plan and to protect the fabric of the Listed Building.

- 5      ACG07      Repointing by hand  
         ACG07R      Reason G07
- 6      ACG08      No external services  
         ACG08R      Reason G08
- 7      Detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

Detailed architectural drawings of proposed external lift shaft  
Cross section through external lift shaft to show extent of new openings in host building  
Details of treatment of the new openings between the host dwelling and the external lift shaft  
Details of all windows to be repaired or replaced  
Details of restoration/repair work to front door  
Details of method of sound insulation  
Details of existing fabric to be disposed of

Details of the location and installation method for partition and moveable walls

Details of new internal doors/new openings

Details of the method for repair/reinstatement of parquet floor

Details of the method for repair/reinstatement of tiled floor

Survey and method of repairs to roof

Details of the proposed sprung floors

Details of the appearance and installation of internal light fittings

Details of the installation of sound system

Details of replacement ceilings

Building regulations details particularly with respect to fire safety

Details of radiators/plumbing/water tank/toilets

Details of internal finishes (floors, ceilings and walls)

Details of new external grilles

Details of new electrical systems/ cables/ boilers/lights/fuse boards

Details of the method of sanding /painting/varnishing handrails/metal railings on the staircase

- |    |        |  |
|----|--------|--|
|    | ACG10R | Reason G10                               |
| 8  | ACG11  | Matching internal and external materials |
|    | ACG11R | Reason G11                               |
| 9  | ACG12  | Precautions against loss and damage      |
|    | ACG12R | Reason G12                               |
| 10 | ACG14  | Installation of internal services        |
|    | ACG14R | Reason G14                               |

#### **Reasons for granting consent:**

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

BE8 Statutory Listed Buildings

The development is considered to be satisfactory in relation to the following:

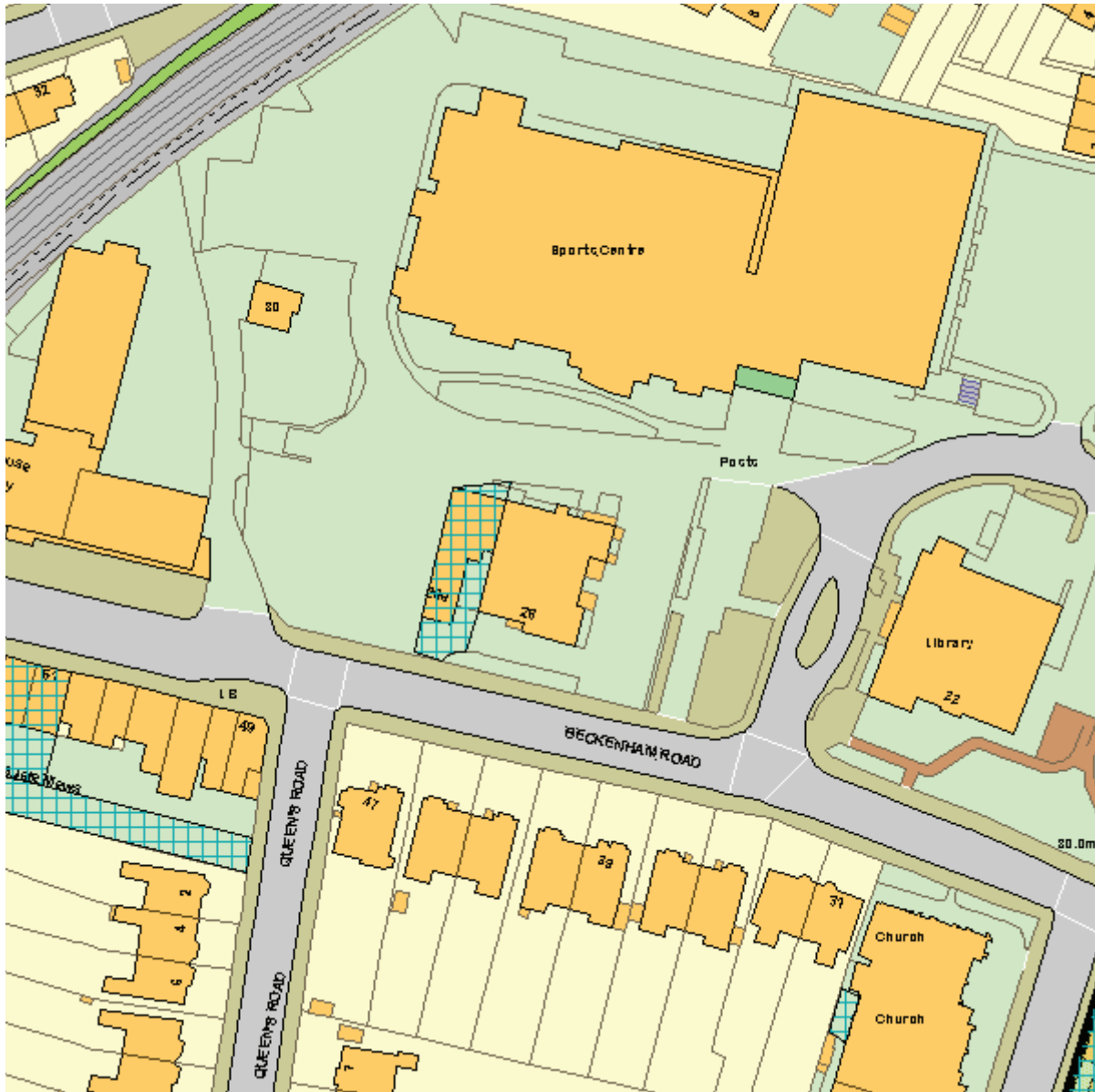
- (a) the contemporary design of the proposed lift extension
- (b) the preservation of the character, appearance and special interest of the listed building
- (c) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

Reference: 09/03281/LBC

Address: 28 Beckenham Road Beckenham BR3 4LS

Proposal: Internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement, repairs to windows, replacement gas boilers and heating, insertion of steel beams for floor re-enforcement , replacement ceilings and external pigeon spikes. LISTED BUILDING CONSENT



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/01675/FULL1

**Ward:**  
Cray Valley East

**Address :** Kelsey House 2 Perry Hall Road  
Orpington BR6 0JJ

**OS Grid Ref:** E: 546667 N: 166881

**Applicant :** Stonechart Property Ltd

**Objections :** YES

### **Description of Development:**

Three storey rear extension and rooftop stairwell extension and conversion of Kelsey House to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats and erection of three storey block comprising 4 one bedroom, 4 two bedroom and 3 three bedroom flats with 24 car parking spaces and associated bicycle parking and refuse storage

### **Proposal**

- Kelsey House will be extended to the rear and converted to provide 3 one bedroom, 7 two bedroom and 4 three bedroom flats
- existing single storey ground floor element of Kelsey House will be demolished and proposed 3 storey extension will occupy similar footprint
- existing commercial façade will be clad to provide a contemporary residential appearance
- new block will provide 4 one bedroom flats, 4 two bedroom flats and 3 three bedroom wheelchair flats on the ground floor
- building will be of a traditional style with contemporary detailing and will feature slate grey tiled roofing, ventilation 'chimneys' and flat roofed dormers
- application states that design and scale of block seeks to respect nearby houses on Perry Hall Road and Willow Close
- second floor flats will be single aspect with windows looking out to Perry Hall Road to minimise overlooking
- existing vehicular access will be retained and there will be off-street parking for 24 cars
- communal amenity space will be provided within rooftop terrace with privacy screen
- existing boundary enclosures will be retained and made good
- renewable energy provided by roof mounted photovoltaic panels
- scheme will be 100% affordable housing (22 social rented and 10 intermediate units)

- application states that scheme reflects identified housing need in the area as advised by the Council's Housing Department.

### Application documents

The application is accompanied by the following:

- Planning, Design and Access Statement
- Statement of Community Involvement
- Environmental Report
- Flood Risk Assessment
- Energy Statement
- Archaeological Desktop Study
- Parking Survey
- Marketing Campaign Report

### **Location**

- 0.228 ha site lies at junction of Perry Hall Road and the High Street at the edge of Orpington town centre
- Kelsey House is an approx. 30 year old three storey purpose built office building at eastern end of site and remainder of site is laid out as car parking
- building last used as headquarters of Kelsey Housing Association (KHA) but is now vacant except for temporary skeleton maintenance staff - KHA recently merged with a larger Registered Social Landlord (RSL) and premises are now surplus to requirements
- site is enclosed with high security steel palisade fencing and entrance gates surrounding area comprises:
  - o Victorian terraced houses fronting Perry Hall Road to the west
  - o petrol filling station and tyre fitting business to the south west
  - o Priory Gardens public park to the south and east
  - o Carlton Parade comprising shops with flats over to the north
  - o interwar semi-detached properties fronting Willow Close to the north.

### **Comments from Local Residents**

Nearby residents were notified of the application and representations were received, which can be summarised as follows:

- overdevelopment
- overlooking / loss of privacy
- inadequate security on site
- increased noise and disturbance
- devaluation of nearby property
- inadequate parking / increased demand for on-street parking
- increased anti-social behaviour
- disruption during construction period

## **Comments from Consultees**

There are no objections from the Assistant Director of Housing and Residential Services.

There are no technical highways objections.

English Heritage has no objections in terms of archaeology, subject to a condition securing a programme of archaeological works.

There are no objections in terms of sustainable development and renewable energy.

The Council's Economic Development and Business Coordinator has objected to the proposal on the basis that there will be an increased demand for office floorspace as the economy recovers.

The Metropolitan Police Crime Prevention Design Adviser has requested that a condition is attached to any planning permission to secure measures to minimise crime.

Any further comments will be reported verbally at the meeting, including regarding technical flooding and drainage matters.

## **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

### UDP

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- T18 Road Safety
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- BE1 Design of New Development
- BE16 Ancient Monuments and Archaeology
- EMP3 Conversion or Redevelopment of Offices
- EMP5 Development Outside Business Areas

### London Plan

- 2A.9 The Suburbs: supporting sustainable communities
- 3A.3 Maximising the potential of sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision

- 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes
- 3A.11 Affordable housing thresholds
- 3A.17 Addressing the needs of London's diverse population
- 3C.2 Matching development to transport capacity
- 3C.23 Parking Strategy
- 3D.13 Children and young people's play and informal recreation strategies
- 4A.1 Tackling Climate Change
- 4A.3 Sustainable design and construction
- 4A.4 Energy assessment
- 4A.6 Decentralised energy: heating, cooling and power
- 4A.7 Renewable energy
- 4A.9 Adaptation to climate change
- 4A12 Flooding
- 4A.13 Flood risk management
- 4A.14 Sustainable drainage
- 4A.18 Water and sewerage infrastructure
- 4A.19 Improving air quality
- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, security and fire prevention and protection
- 4B.8 Respect local context and communities

The following documents are also relevant:

Mayor of London's Waste Strategy  
 Mayor of London's Ambient Noise Strategy

Policy EMP3 of the Unitary Development Plan states that the conversion or redevelopment of offices for other uses will be permitted only where: (i) it can be demonstrated that there is no local shortage of office floorspace and there is evidence of long term vacancy despite marketing of the premises; and (ii) there is no likely loss of employment resulting from the proposal.

Policy EMP5 of the Unitary Development Plan states that the redevelopment of business sites or premises outside of the Designated Business Areas will be permitted provided that: (i) The size, configuration, access arrangements or other characteristics make it unsuitable for uses Classes B1, B2 or B8 use, and (ii) Full and proper marketing of the site confirms the unsuitability and financial non-viability of the site or premises for those uses.

The Marketing Campaign Report which accompanied the application states that the existing office building is disadvantaged by its Orpington location (which is viewed as secondary to Bromley) and by its distance from Orpington railway station. It also provides a market overview which indicates significant office vacancies in the Orpington area.

The residential density of the scheme is equivalent to 140 dwellings per hectare or 465 habitable rooms per hectare.



A Section 106 legal agreement is being prepared to secure the affordable housing.

## **Conclusions**

The main issues to be considered in this case are the impact on the character and residential amenities of the area and the implications of the loss of the office accommodation.

In terms of the impact of the proposal on the character of the area, the new block will seek to respect the character of Perry Hall Road through its design and materials. The block will appear slightly higher and bulkier than the adjacent terraced housing but will not result in undue harm to the character of the area. Kelsey House is a functional office building of no particular architectural merit and the proposed cladding should improve its appearance. It will be extended to the rear and will appear bulkier but this should not unduly harm the character of the area, particularly as there is currently a three storey element of the building which projects to the rear along Perry Hall Road.

There will be increased overlooking of properties on Willow Close from the two blocks, however the back to back separation between the buildings is considered sufficient to avoid undue harm from overlooking, particularly given that the top floor flats within the new block will be single aspect. In terms of the impact of the proposal on 26 and 26A Carlton Parade, Kelsey House already projects to the rear adjacent to these properties and the rear extension to Kelsey House should not result in an undue loss of light or outlook.

It can be recognised that Kelsey House is not especially well located as far as the present office market is concerned. The applicants have carried out a marketing campaign in compliance with policies EMP3 and EMP5 and this would appear to satisfactorily demonstrate that there is a lack of demand for the office accommodation. The building is in a residential area and redevelopment of the site for other industrial uses may not be viable or desirable in terms of local amenity. It may therefore be considered that policies EMP3 and EMP5 are satisfied. The Council's Economic Development and Business Coordinator has objected to the proposal on the basis that the office floorspace should be retained to meet anticipated future demand once the economy recovers. Policies EMP3 and EMP5 recognise current circumstances and do not take account of anticipated future demand therefore refusal of planning permission on such a basis is considered inappropriate.

The scheme offers benefits insofar as it provides 100% affordable housing including 3 wheelchair units. It can be considered that satisfactory amenity space is provided given the roof terrace and soft landscaped areas whilst Priory Gardens is located opposite.

On balance, the proposal is considered acceptable.

as amended by documents received on 13.09.2010 20.09.2010

**RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A LEGAL AGREEMENT**

and the following conditions:

- 1     ACA01       Commencement of development within 3 yrs  
      ACA01R     A01 Reason 3 years
- 2     ACA04       Landscaping Scheme - full app no details  
      ACA04R     Reason A04
- 3     ACA08       Boundary enclosures - implementation  
      ACA08R     Reason A08
- 4     ACC01       Satisfactory materials (ext'nl surfaces)  
      ACC01R     Reason C01
- 5     ACH03       Satisfactory parking - full application  
      ACH03R     Reason H03
- 6     ACH16       Hardstanding for wash-down facilities  
      ACH16R     Reason H16
- 7     ACH18       Refuse storage - no details submitted  
      ACH18R     Reason H18
- 8     ACH22       Bicycle Parking  
      ACH22R     Reason H22
- 9     ACH23       Lighting scheme for access/parking  
      ACH23R     Reason H23
- 10    ACH27       Arrangements for construction period  
      ACH27R     Reason H27
- 11    ACH32       Highway Drainage  
      ADH32R     Reason H32
- 12    ACI21       Secured By Design  
      ACI21R     I21 reason
- 13    ACK05       Slab levels - no details submitted  
      ACK05R     K05 reason
- 14    ACK08       Archaeological access  
      ACK08R     K08 reason
- 15    ACK09       Soil survey - contaminated land  
      ACK09R     K09 reason
- 16    ACI21       Secured By Design  
      ACI21R     I21 reason
- 17    ACL01       Energy Strategy Report  
      ADL01R     Reason L01
- 18    No additional structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or on external walls without the prior approval in writing by or on behalf of the Local Planning Authority.  
**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.
- 19    Details of privacy screens to the rooftop amenity area shall be submitted to and approved in writing by the local planning authority and the approved screens shall be permanently maintained thereafter.  
      ACI12R     I12 reason (1 insert)   BE1

## Reasons for permission:

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

### UDP

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- T18 Road Safety
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Density and Design
- BE1 Design of New Development
- BE16 Ancient Monuments and Archaeology
- EMP3 Conversion or Redevelopment of Offices
- EMP5 Development Outside Business Areas

### London Plan

- 2A.9 The Suburbs: supporting sustainable communities
- 3A.3 Maximising the potential of sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision
- 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes
- 3A.11 Affordable housing thresholds
- 3A.17 Addressing the needs of London's diverse population
- 3C.2 Matching development to transport capacity
- 3C.23 Parking Strategy
- 3D.13 Children and young people's play and informal recreation strategies
- 4A.1 Tackling Climate Change
- 4A.3 Sustainable design and construction
- 4A.4 Energy assessment
- 4A.6 Decentralised energy: heating, cooling and power
- 4A.7 Renewable energy
- 4A.9 Adaptation to climate change
- 4A12 Flooding
- 4A.13 Flood risk management
- 4A.14 Sustainable drainage
- 4A.18 Water and sewerage infrastructure
- 4A.19 Improving air quality
- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, security and fire prevention and protection
- 4B.8 Respect local context and communities

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and the spaces around them
- (g) accessibility to buildings
- (h) the housing policies of the development plan
- (h) the design policies of the development plan
- (i) the transport policies of the development plan

and having regard to all other matters raised.

#### INFORMATIVE(S)

- 1 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- 2 RDI16 Contact Highways re. crossover

Reference: 10/01675/FULL1

Address: Kelsey House 2 Perry Hall Road Orpington BR6 0JJ

Proposal: Three storey rear extension and rooftop stairwell extension and conversion of Kelsey House to provide 4 one bedroom, 11 two bedroom and 6 three bedroom flats and erection of three storey block comprising 4 one bedroom, 4 two bedroom and 3 three bedroom flats with 24 car parking spaces and associated bicycle parking and refuse storage



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/01722/FULL1

**Ward:**  
**Clock House**

**Address :** Stewart Fleming School Witham Road  
Penge London SE20 7YB

**OS Grid Ref:** E: 535124 N: 168969

**Applicant :** Head Teacher Of Stewart Fleming School **Objections :** YES

### **Description of Development:**

Bicycle store, 2 timber storage sheds, 2 play area enclosures with artificial grass surface, new pedestrian ramp with handrail and balustrade and gate access and free standing canopy to pre-school classroom.

### **Proposal**

The application seeks retrospective planning permission for various works which have been completed at the school.

Retrospective permission is sought for a bicycle store constructed at the front of the school towards the boundary with Felmingham Road. This is a blue painted steel framed structure supporting a clear acrylic curved roof.

Retrospective permission is also sought for two new enclosed play areas with artificial grass surfaces; one of the play areas indicated on the submitted drawings is the infant play area. This enclosed area is located towards the rear of the school building adjacent to the rear boundary wall and properties located in Suffield Road and Felmingham Road. This area is enclosed by a 1.8 metre high timber fence and the existing rear boundary wall.

The other play area enclosure which has also been completed and forms part of this application is located towards the front of the school building and is enclosed by powder coated metal balustrades and a timber paling fence and handrails with gate access.

The application also includes a pedestrian ramp with a metal handrail and balustrade to the front of the school building. This ramp is located adjacent to the play area.

A free standing open canopy supported by steel posts has also been constructed at the front of the school partially covering the play area. This canopy is also part of the retrospective application.

## **Location**

The application site is a detached building used as a primary school known as the Stewart Fleming Primary School. The school is located between the junctions of Fellingham Road towards the north and Sheringham Road towards the south. Pedestrian public access to the school is located off Fellingham Road. A rear vehicle entrance with existing gates and security fencing is located off Suffield Road towards the rear boundary of the site.

The area is predominantly residential in character towards the north and east with Beckenham Crematorium located further towards the south. The school has an existing large hard surfaced playground area to the front of the building

## **Comments from Local Residents**

These can be summarised as follows:

- the development has been progressing over the past 2 – 3 years and is causing unacceptable noise and disturbance to surrounding residents.
- the properties in Suffield Road are suffering with noise all day long
- whilst the structures themselves may not be significant, the use of the play areas result in increased noise and disturbance
- the West Beckenham Resident's Association supports local objections to the development. The use of the rear area of the school for a play ground results in unacceptable noise and disturbance to residents.
- the rear of the school was previously a quiet service yard / storage area and to change this use to a playground so close to residential properties is unacceptable.

## **Comments from Consultees**

From a highway planning perspective, no technical objections are raised.

With regards to environmental health concerns no technical objections are raised.

## **Planning Considerations**

The principal policies against which to assess this application are, BE1 Design of New Development and C7 Education and Pre School Facilities.

The main issues to consider in this application are, the impact of the building on the character and appearance of the area, and the possible effect on the prospect and amenity enjoyed by residents of surrounding properties.

Policy BE1 highlights the need for new buildings to be of a high standard of design and layout complementing the scale, form and materials of adjacent buildings. The



proposed building maintains acceptable spatial standards and respect the character and appearance of the locality.

Policy C7 requires extensions to existing educational establishments to be located so as to maximise access by means of transport other than the car.

### **Planning History**

Under planning application ref. 99/00138 permission was granted for a single storey extension to provide 4 classrooms and office and toilet accommodation and formation of pedestrian access.

Under planning application ref. 02/01830 permission was granted for single storey extensions to form store room and cloak room.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The alterations are of an acceptable design and scale and do not result in an increase in numbers of visitors to the site.

Whilst it is acknowledged that the area located towards the rear of the school has not previously been used as a play area, this area can potentially be used for a school amenity area (such as a playground) without the need for planning permission. In this instance planning consent is only required for the storage sheds and any associated boundary enclosures. The timber fence which encloses part of the play area is lower in height than the existing rear boundary wall and provides an acceptable means of screening and enclosure for the artificial grassed play area. The enclosures due to their height siting and design do not result in any significant harm to existing residential amenities. The timber storage sheds are small in size and scale and due to their location and size are not likely to result in any significant harm to existing residential amenities.

The canopy located towards the front of the school building is small in scale and size and is of an acceptable design. The canopy would not result in any significant harm to existing residential amenities due to the orientation of the site and the location of the canopy.

The pedestrian ramp with handrail and balustrade and gate access is of an acceptable design and scale and provides appropriately designed wheelchair access to the school entrance. The railings and gates are of a sympathetic appearance and provide necessary enclosure to the artificial grass play area.

The bicycle store is appropriately located close to the existing school entrance and is small in scale and of an acceptable design. The bicycle store also encourages the use of alternative transport other than the car in accordance with Policy C7.

The development is therefore considered to be of an acceptable design and scale and is in keeping with the surrounding area, and the privacy and amenities of adjoining occupiers is adequately safeguarded compliant to Policy BE1.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01722, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

**Reasons for granting permission:**

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

- BE1 General Design
- C7 Educational and Pre School Facilities

The development is considered to be satisfactory in relation to the following:

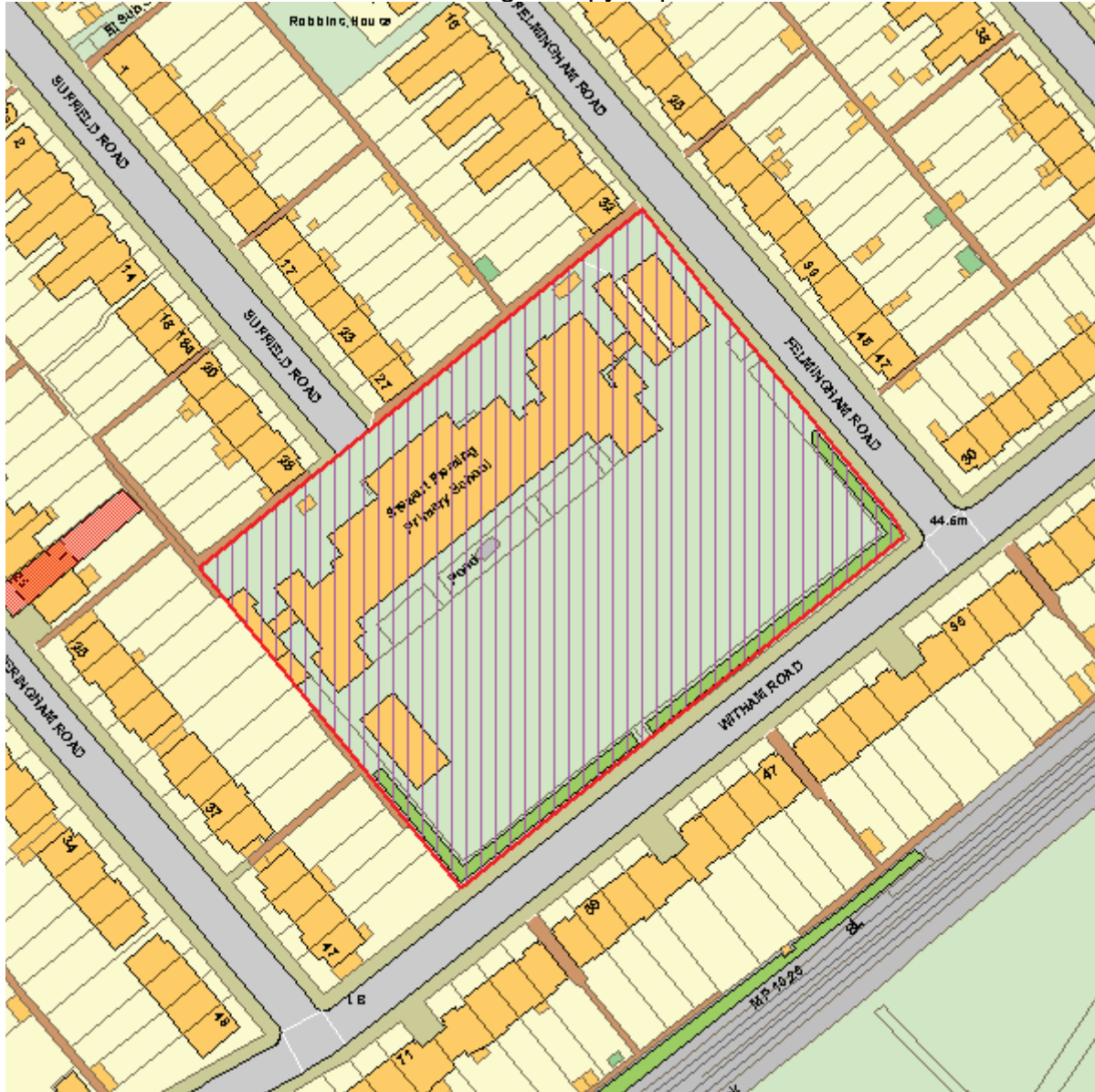
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
  
- (h) the urban design policies of the development plan

and having regard to all other matters raised.

Reference: 10/01722/FULL1

Address: Stewart Fleming School Witham Road Penge London SE20 7YB

Proposal: Bicycle store, 2 timber storage sheds, 2 play area enclosures with artificial grass surface, new pedestrian ramp with handrail and balustrade and gate access and free standing canopy to pre-school classroom.



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/01764/FULL1

**Ward:**  
**West Wickham**

**Address :** St Davids College Beckenham Road  
West Wickham BR4 0QS

**OS Grid Ref:** E: 537909 N: 166748

**Applicant :** Mrs Ann Wagstaff

**Objections :** YES

### **Description of Development:**

Erection of a single storey timber framed building for use as classroom.

Key designations:

### **Proposal**

The site is located at the junction of Beckenham Road and St David's Close within the grounds of St David's College, an independent one form entry primary school accommodating approx. 160 children.

There are 3 main buildings on the site, Justin Hall the oldest building on the site built in approx. 1926, fronting Beckenham road, 'Little School' which was granted permission to change its use to a classroom in 1967 and a further detached classroom building granted permission in 2004 both these buildings are situated on St David's Close. The school buildings are linked by a tarmac footpath.

The site is within an area of Urban Open Space and is covered by a blanket TPO. To the west the site opens up to a large playing field. The ground levels vary considerably and there is a limited amount of level ground on which to erect any further buildings within the site. It is therefore proposed to erect the timber framed classroom building within the wooded area directly behind an existing cycle store.

The proposal indicates that 9 trees would be felled to make way for the proposal.

The timber framed building would measure 8m in width x 3m in height x 9m in depth incorporating a 1.5m deep veranda to the front and a pitched roof. The proposed classroom would not require concrete foundations and instead would be slightly elevated above ground level on a timber base.

The applicant has stated that the classroom building is needed to alleviate a chronic shortage of teaching space across the school as a whole. Particularly for small groups and one-to-one sessions which currently occur within a corridor, the staffroom or in the hall if it is available. Having regard for the changes in ground level on the site. The applicant in choosing the site for the new classroom has aimed to cause the least environmental impact possible while being easily accessible from both Justin Hall and Little School'.

### **Comments from Local Residents**

One letter of objection has been received, expressing concerns on the grounds of negative impact on parking and free flow of traffic. However they presume the proposal will incorporate an increase in pupil numbers, the school has indicated that this is not the case.

### **Comments from Consultees**

Highways – The site is located on the corner of St David's Close and Beckenham Road (A214) a London Distributor Road. The site is in an area of low Public Transport Accessibility.

The applicant states that no additional parking spaces would be provided; nevertheless there is no additional parking spaces would be provided, nevertheless there is no increase in number of pupils and teaching staff therefore no objections are raised in principle. However, it is recommended that a Travel Plan be prepared to encourage the staff and pupils to use public transport.

Trees – the site is within an area of Urban Open Space and is covered by a blanket TPO made in 1995. the survey shows 14 trees and indicates that 9 trees will be felled and 4 retained. However, from the area that was marked out on site it is considered that it will be necessary to fell 16 sycamore trees to allow the construction of the building. The trees to be removed are not in good condition and are all relatively young. Individually they are of little merit but together they do form an integral part of the wooded area to the north west of the main school building (Justin Hall). The proposed building will create a permanent gap in the woodland and will be likely to lead to requests for more trees to be felled to allow light to the building and to minimise risks of trees falling and putting pupil safety at risk.

In view of the above a reason for refusal would be supported on the basis of loss of protected trees.

### **Planning Considerations**

In considering the application the main policies are NE7, G8, BE1, T3 and C7 of the Unitary Development Plan. These concern development and trees, Urban Open Space, design of new development, parking and educational / pre-school facilities.

Policy G8 concerns proposals for built development in areas defined as Urban Open Space (UOS). The Council will weigh any benefits being offered to the community against any loss of open space. Such proposals should not unduly impair the open nature of the site and will only be permitted if:

- (i) the development is related to the existing use
- (ii) the development is small scale and supports outdoor recreational uses
- (iii) any replacement buildings do not exceed the site coverage of the existing development on site

Policy NE7 concerns Development and Trees proposals for new development will be required to take particular account of existing trees on the site which are considered desirable to retain.

### **Planning History**

The site has an extensive planning history mainly relating to the renewal of temporary permissions for the 2 main portable classrooms. In addition planning permission was granted in 1999 for a single storey side extension to Justin Hall and an appeal was allowed for the retention of a timber climbing frame.

More recently in 2003 an appeal was dismissed for the retention of a portable building on the basis of the impact on neighbouring residential amenity. In 2004 under planning ref. 04/02623 planning permission was granted for a detached building for music room and classroom.

### **Conclusions**

The main issues in this instance are whether the benefits of this proposal i.e. "the enhancement of the ability of the school to improve educational provision by providing a flexible, multi-functional teaching space." outweigh the impact upon the protected woodland as a result of the loss of trees and the appropriateness of development on land designated as UOS.

The undulating nature of the ground level indeed means that there are no readily identifiable alternative locations close to the main school building which could accommodate the proposed classroom. The loss of trees would at an estimated 16 be quite significant in a location already eroded by the existing cycle storage shelter. In addition the applicant would also need to indicate a footpath access to the proposed building which could result in the loss of yet further trees.

If Members consider the benefits of this proposal to be significant then one way forward could be to consider the following:

- a woodland management plan
- provision of replacement trees elsewhere on the site
- temporary permission of the classroom building requiring land to be reinstated to its former condition

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00033 and 10/01764, excluding exempt information.

## **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- 0 D00002 If Members are minded to grant planning permission the following conditions are suggested:
- 1 The detached single storey timber framed classroom building hereby permitted shall be removed and the land reinstated to its former condition on or before 31.10.2015.

**Reason:** In order that the situation can be considered in the light of the circumstances at that time in the interests of the amenities of the area and in order to comply with Policies NE7 and G8 of the Unitary Development Plan.

- 2 The detached single storey timber framed classroom building hereby permitted shall be used as an ancillary classroom in direct association with the main school on the site and for no other purpose.

**Reason:** In order to prevent an overdevelopment or overintensive use of the site and in the interests of the amenities of adjacent properties and in order to comply with Policy BE1 of the Unitary Development Plan.

- 3 Details of the location, extent and method of construction of the pedestrian access path to the proposed classroom building shall be submitted to and approved in writing by the Local Planning Authority and the construction of the pedestrian access shall be carried out in accordance with approved details.

**Reason:** In order to comply with Policy N7 of the Unitary Development Plan to ensure works are carried out according to good arboricultural practice and in the interests of the health and visual amenities of the trees to be retained.

- 4 ACB02 Trees - protective fencing  
ACB02R Reason B02
- 5 ACB03 Trees - no bonfires  
ACB03R Reason B03
- 6 ACB04 Trees - no trenches, pipelines or drains  
ACB04R Reason B04
- 7 ACB12 Tree - details of excav. for foundations  
ACB12R Reason B12
- 8 ACB20 Woodland Management Plan the Woodland Area at St David's College  
ACB20R Reason B20
- 9 AJ02B Justification UNIQUE reason OTHER apps

### Policies (UDP)

- NE7 Development and Trees  
G8 Urban Open Space  
BE1 Design of New Development  
T3 Parking  
C7 Educational and Pre-School Facilities



D00003      If Members are minded to refuse planning permission the following grounds are suggested:

- 1      The proposal concerns land that forms part of an area of Urban Open Space and the proposal would when added to previous development on the site result in an overdevelopment of the site thereby affecting its open character there contrary to Policy G8 of the Unitary Development Plan.
  
- 2      The proposed development would result in the undesirable loss of a significant number of trees which form an integral part of a protected woodland area and which also collectively make a significant contribution to the visual amenities of the area thereby contrary to Policy NE7 of the Unitary Development Plan.

Reference: 10/01764/FULL1

Address: St Davids College Beckenham Road West Wickham BR4 0QS

Proposal: Erection of a single storey timber framed building for use as classroom.



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/01847/PLUD

**Ward:**  
**Bromley Common And  
Keston**

**Address :** 25 Keston Gardens Keston BR2 6BL

**OS Grid Ref:** E: 541430 N: 164575

**Applicant :** Mr And Mrs Hillman

**Objections :** YES

### **Description of Development:**

Single storey rear extension and conversion of garage to habitable room.  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

### Update

The application was deferred from plans sub committee on the 9th September 2010 for clarification of the measurements of the roof and the extension. Subsequently, the applicant has submitted a supporting letter (dated 15th September 2010) stating that the "eaves extend beyond the 4 metres by approximately 10cm" and have made reference to the recent DCLG publication 'Permitted Development for Householders: Technical Guidance' (August 2010) which considers this scenario and states that:

Measurement of the extension beyond the rear wall should be made from the base of the rear wall of the original house to the outer edge of the wall of the extension (not including any guttering or barge boards) (p.16).

The relevant section of the DCLG guidance is attached for Members information.

Furthermore, the applicants have confirmed that the extension meets the height criteria in A.1(g), Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 in that the height of the eaves, as measured how the Technical guidance sets out, is 2.953m.

### **Proposal**

The application seeks a certificate of lawful development for a proposed single storey rear extension and conversion of garage to habitable room.

### **Location**

- The application site is a two storey detached dwelling located on the eastern side of Keston Gardens.
- The road is fronted by similar properties on similar sized plots, with the majority of the properties built along a staggered building line along the road.

### **Comments from Local Residents**

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

- distance between 24 and 25 Keston Gardens will be less than 1 metre;
- eaves of roof of 25 Keston Gardens cause distance between 24 and 25 to decrease further;
- bedroom extension has a bow window which will protrude beyond 3 metres;
- original roof has a flue and soil and vent pipes which will have to be altered when the new roof is installed;
- the roof and eaves of the extension extends beyond the dwellinghouse by more than 4 metres;
- the proposed single storey rear extension is within 2m of the boundary and exceeds 3 metres in height;
- applications do not comply with the General Permitted Development order 2008 and therefore are not considered lawful development.
- the proposed single storey rear extension is within 2m of the boundary and exceeds 3m in height.
- plans for the conversion of the garage to a habitable room show a garage door and no window and an external door and no internal door.
- why is planner's conclusion that there will be no external alterations?
- No. 25 is built on land much higher than neighbours.

The full texts of the correspondence received relating to this application are available to view on file.

### **Planning Considerations**

The application firstly requires the Council to consider whether the extension would be classified as permitted development under Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended) and, secondly, whether the proposed garage conversion would constitute development under section 55, part III of the Town and Country Planning Act 1990, as amended or whether it would result in a material change of use.

Members will appreciate that Lawful Development Certificates are a legal determination based upon factual information. It is therefore not possible to take into account comments or other considerations related to the normal planning merits of the case.

### **Planning History**

A single storey rear extension was granted permission and built in 1971 in order to extend the dining room.

Under ref. 08/00766, an application was submitted for a part one/two storey front and rear extensions, however, this was later withdrawn.

A part two storey/first floor front extension was then refused under ref.09/00966 and subsequently dismissed at Appeal.

Under ref. 09/03185, an application for a part one/two storey rear extension was submitted and later withdrawn.

## **Conclusion**

With regard to the proposed single storey rear extension;

- The total area of ground covered by the proposed extension would not exceed 50% of the total area of the curtilage, nor would the extension exceed the eaves or roof height of the existing dwelling.
- The enlarged part of the dwellinghouse would not extend beyond a wall which fronts a highway and forms either the principal elevation or a side elevation of the original dwellinghouse.
- The enlarged part of the dwellinghouse would have a single storey and would extend beyond the rear wall of the original dwellinghouse by no more than 4 metres.
- N.B. This measurement is taken from the base of the rear wall of the original house to the outer edge of the wall of the extension as is set out in the DCLG Permitted development for householders: Technical guidance (August 2010) .
- It would also be less than 4 metres in height.
- The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres.
- The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse.
- The development proposed does not consist of or include any of the following:
  - o a veranda, balcony or raised platform;
  - o a microwave antenna;
  - o a chimney, flue or soil and vent pipe;
  - o an alteration to any part of the roof of the dwellinghouse.

Furthermore, the applicants have stated that the facing bricks, doors and windows will match the existing.

Having regard to the above, the proposed single storey rear extension would fall under permitted development.

With regard to the proposed conversion of the garage into a habitable room, the proposal would not involve any external alterations and there would be no material change of use.

The proposal would therefore not constitute development under section 55, part III of the Town and Country Planning Act 1990, as amended.

The development, as proposed, would be permitted by virtue of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended) and the certificate should be granted.

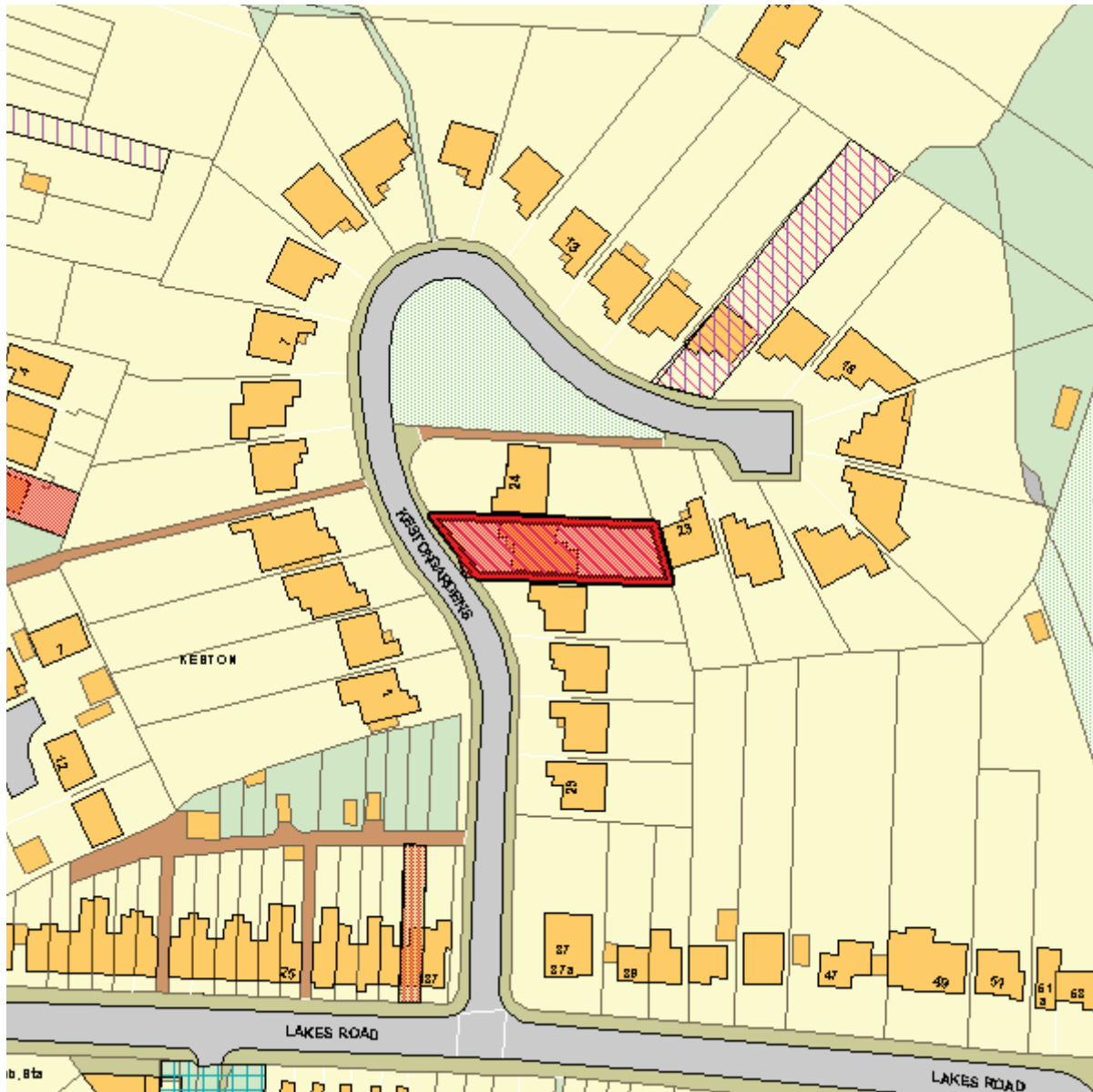
Background papers referred to during production of this report comprise all correspondence on file ref. 10/01847, excluding exempt information.

as amended by documents received on 15.09.2010

**RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 The proposed development is permitted by virtue of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

Reference: 10/01847/PLUD  
Address: 25 Keston Gardens Keston BR2 6BL  
Proposal: Single storey rear extension and conversion of garage to habitable room.  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



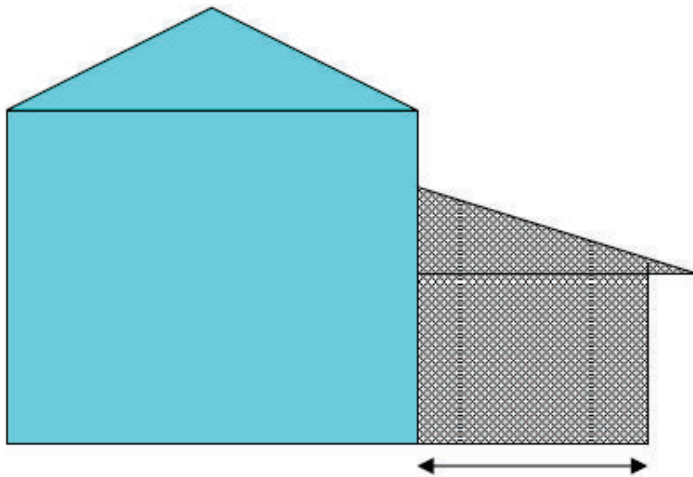
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**(e) the enlarged part of the dwellinghouse would have a single storey and:**

- (i) extend beyond the rear wall of the original dwellinghouse by more than four metres in the case of a detached dwellinghouse, or three metres in the case of any other dwellinghouse or**
- (ii) exceed four metres in height**

A single-storey extension must not extend beyond the rear of the original house by more than four metres if a detached house, or by more than three metres in any other case. In both cases, the total height of the extension must not be more than four metres. The rear wall or walls of a house will be those which are directly opposite the front of the house.

Measurement of the extension beyond the rear wall should be made from the base of the rear wall of the original house to the outer edge of the wall of the extension (not including any guttering or barge boards).



Measurement of 'extend beyond a rear wall' when the extension is directly attached to the rear wall



## SECTION '2' – Applications meriting special consideration

**Application No :** 10/01918/FULL6

**Ward:**  
Chislehurst

**Address :** 2 The Weald Chislehurst BR7 5DT

**OS Grid Ref:** E: 542973 N: 170860

**Applicant :** Mr J Moyce

**Objections :** YES

### **Description of Development:**

Part one/two storey rear and two storey side extensions

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

### **Proposal**

The application seeks planning permission for part one/two storey rear and two storey side extensions.

### **Location**

The property is a two-storey, detached dwellinghouse located on the eastern side of The Weald, south of the junction with Walden Road. The properties in the surrounding area are mainly detached family dwellings of a similar size to the application site.

### **Comments from Local Residents**

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

- will need to be checked that the proposed two extensions will not cause undue loss of amenity to neighbouring amenity;
- would not wish to see the first floor extend any further into the garden than proposed; and
- proposal would have an adverse impact on the living conditions at No. 1 and the character of the area, contrary to relevant policies.

## **Comments from Consultees**

Highways: States that there is enough room to park 2 cars on the frontage and consequently, would have no objection to the application.

## **Planning Considerations**

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

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- T3 Parking
- T18 Road Safety

## **Planning History**

No relevant planning history.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The single storey side extension to the front of the dwelling has been removed from the proposal as originally submitted. Therefore, as the two storey side extension to the rear of the property maintains a 1 metre separation to the northern boundary, it now complies with side space policy H9 of the Unitary Development Plan and is considered acceptable with regard to its potential impact on neighbouring amenity and the character of the area.

The rear extension has been amended so that the first floor level has been reduced in depth from 3 to 2 metres. This reduction, along with the ground floor component only being 3 metres in depth, the application being full detached and the adjoining properties having been previously extended at the rear, are considered to warrant the extension acceptable in terms of the potential impact on neighbouring amenity and the character of the surrounding area. Conditions of any permission will also insure that the proposed window facing No. 1 The Weald will be obscure glazed and that no others windows will be installed in either of flank elevation of the extension so that no overlooking will occur.

With regard to highway safety, whilst the garage will be removed to accommodate the side extension, there is enough space on the frontage to park two cars and therefore, the proposal is considered acceptable and in accordance with policies T3 and T18 of the Unitary Development Plan.

To conclude, Members are asked to consider that the impact of the proposal is unlikely to be unduly harmful to the residential amenities currently enjoyed by the

occupiers of neighbouring properties and unlikely to harm the character of the area or the streetscene in general.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01918, excluding exempt information.

as amended by documents received on 03.09.2010

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |  |                |
|---|--------|--|--|----------------|
| 1 | ACA01  | Commencement of development within 3 yrs |  |                |
|   | ACA01R | A01 Reason 3 years                       |  |                |
| 2 | ACC04  | Matching materials                       |  |                |
|   | ACC04R | Reason C04                               |  |                |
| 3 | ACI09  | Side space (1 metre) (1 insert)          | northern   |                |
|   | ACI09R | Reason I09                               |  |                |
| 4 | ACI12  | Obscure glazing (1 insert)               | at first floor level of the northern flank elevation |                |
|   | ACI12R | I12 reason (1 insert)                    | BE1  |                |
| 5 | ACI13  | No windows (2 inserts)                   | southern flank                                       | rear extension |
|   | ACI13R | I13 reason (1 insert)                    | BE1  |                |
| 6 | ACI17  | No additional windows (2 inserts)        | northern flank                                       | side extension |
|   | ACI17R | I17 reason (1 insert)                    | BE1  |                |

### **Reasons for granting permission:**

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

- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space
- T3 Parking
- T18 Road Safety

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the streetscene;
- (b) the relationship of the development to adjacent properties;
- (c) the character of the development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the impact on highway safety;

and having regard to all other matters raised.

Reference: 10/01918/FULL6  
Address: 2 The Weald Chislehurst BR7 5DT  
Proposal: Part one/two storey rear and two storey side extensions



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/02058/FULL6

**Ward:**  
**Chelsfield      And      Pratts**  
**Bottom**

**Address :** 7 The Meadows Orpington BR6 6HS

**OS Grid Ref:** E: 547151 N: 163584

**Applicant :** Mr G Dennis

**Objections :** YES

### **Description of Development:**

First floor side extension

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

### **Proposal**

The application concerns a side dormer extension which will be built along the eastern roof slope to extend an existing bedroom and provide a new en-suite.

### **Location**

The application property is located within Chelsfield Park which is generally characterised by detached houses set within substantial plots. Numerous plots, including the application site, have been redeveloped in recent years with larger houses having been built in place.

### **Comments from Local Residents**

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

- overlooking into neighbouring bedroom
- intrusion and loss of privacy
- loss and light
- existing house is closer to the boundary than previously agreed

### **Comments from Consultees**

Not applicable

### **Planning Considerations**

Policies H8 (design of residential extensions), H9 (residential side space) and BE1 (design and layout of new development) of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, ensure an adequate separation in respect of 2 storey side extensions, and are to safeguard the overall character and amenities of the area.

### **Planning History**

The application property comprises a modern detached house initially granted permission under ref. 01/04060. That house replaced a smaller detached property and incorporated side space separation of 3m to the western boundary with No 5 and 1m to the eastern boundary with No 9. However, following a recent inspection it was noted that the house has been erected within 0.85m of the boundary with No 9 which conflicts with the approved plans.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

It is proposed to add a dormer along the eastern side of the property above the cat slide roof. Given the lack of separation between the dwelling and the boundary it is considered that the house will appear excessively cramped, out of character with the streetscene and this will conflict with local spatial standards. Furthermore, the side dormer addition will harm the architectural integrity of the host building which featured a prominent cat slide roof approved in 2001, appearing 'top heavy' and out of character along this elevation.

With regard to its impact on neighbouring amenity, it is not considered that the proposed dormer will significantly reduce light in direction of No 9 given its position within the host building. In terms of privacy, it is noted that No 9 contains a number of bedroom windows at ground and first floor levels which would face the proposed dormer. In order to maintain the privacy of the neighbouring property, a condition could be imposed requiring the proposed dormer window to be fixed shut and obscure glazed.

Background papers referred to during production of this report comprise all correspondence on files refs. 01/04060 and 10/02058, excluding exempt information.

### **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed first floor side extension would constitute a cramped form of development, harmful to the appearance of the existing dwelling, and out of character with the street scene, thereby conducive to a retrograde lowering of the spatial standards to which the area is at present developed and contrary to Policies H8, H9 and BE1 of the Unitary Development Plan.

Reference: 10/02058/FULL6  
Address: 7 The Meadows Orpington BR6 6HS  
Proposal: First floor side extension



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/02094/FULL1

**Ward:**  
**Kelsey And Eden Park**

**Address :** Langley Park School For Boys  
Hawksbrook Lane Beckenham BR3 3BP

**OS Grid Ref:** E: 537798 N: 167371

**Applicant :** Langley Park School For Boys

**Objections :** NO

### **Description of Development:**

All weather sports pitch, 4m high perimeter mesh fence, storage shed, storage tank, pump house and store/ dugout with TV platform

### **Proposal**

- It is proposed to install a 'Global' standard artificial pitch which is a high quality playing surface
- there will be a small kit, coaching and control building and shed for maintenance equipment
- pitch will have water based surface that requires maintenance and a water storage tank, pump house and shed (to house small tractor) is proposed
- perimeter will be enclosed by 4/5m galvanised mesh fence and there will be space for a 6m wide macadam spectator area
- pitch will have north/south axis to comply with international requirements
- planning permission was granted under application ref. 09/02264 for a new school and construction is currently taking place - condition 35 of the planning permission required that an off-site all weather pitch shall be provided prior to first use of the new school facility
- application is accompanied by a Planning Report which makes the following points:
  - o Langley Park School for Boys (LPSB) is in its fifth phase of Sports Mark Gold Status for Hockey
  - o despite some of the poorest facilities in the borough the school has achieved national and county success at hockey
  - o pupils play rugby in Autumn, hockey in Spring and athletics, cricket and tennis in Summer – proposal is result of extensive research to provide elite surface for hockey that would also provide for other areas of the curriculum

- o existing facilities do not meet current needs of curriculum and considerable amount of time and money is spent on using off-site facilities
- o facilities of future need to address inadequacies and enable more diverse and inclusive opportunities to students
- o artificial pitch can be used more intensively, will be unaffected by extreme weather and will require less maintenance
- o pitch is consistent with the site's MOL designation
- o perimeter fence is designed not to harm openness of MOL
- o ancillary buildings are small scale and unobtrusive and are needed due to the distance of the pitch from main school buildings
- o pump house, water storage tank and shed are essential facilities for the maintenance of the pitch
- o until recently a pavilion existed close to the site and was available for use by people on the application site
- o proposal will result in international standard playing pitch which is essential if LPSB are to retain their status as a leading centre for excellence in sport, particularly hockey
- o nearest alternative playing surfaces of a similar standard are in East Grinstead or Canterbury
- application is accompanied by a Phase 1 Habitat Survey and Protected Species Assessment .

### **Location**

- Langley Park School for Boys (LPSB) is a comprehensive secondary school with a co-educational sixth form on a 6.9ha site
- application site is approx. 500m south of the main school building and is accessed by a track leading from the school
- Langley Park Sports and Social Club sports pitches lie to the north of the site; railway cutting lies to south and west beyond which are detached and semi-detached houses fronting South Eden Park Road; Langley Park Golf Course lies to south east
- site is designated Metropolitan Open Land (MOL).

### **Comments from Local Residents**

Nearby residents were notified of the application and no representations were received.

### **Comments from Consultees**

There are no objections in terms of drainage.

There are no objections in terms of Environmental Health.

There are no objections from the Head of Building Control regarding the use of soakaways.

Any further responses to consultations, including ecology comments, will be reported verbally at the meeting.

## **Planning Considerations**

The application falls to be determined in accordance with the following policies:

### Unitary Development Plan

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and other Means of Enclosure
- G2 Metropolitan Open Land
- L1 Outdoor Leisure and Recreation
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- NE5 Protected Species

### London Plan

- 3A.24 Education Facilities
- 3D.10 Metropolitan Open Land
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities.

Planning Policy Guidance Note 2 is concerned with Green Belts and is applicable to MOL. Paragraph 3.5 states that essential facilities for outdoor sport and recreation are appropriate in the Green Belt provided that they are genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. It further states that possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport. The proposal involves an artificial sports pitch, 4-5m high mesh fence, dugout with TV platform, water storage tank, pump house and storage shed. The structures and fence are required to facilitate the use of the pitch and it is considered that they will constitute essential facilities for outdoor sport, and are therefore appropriate development in MOL. Accordingly, the application has not been advertised as a departure from the Development Plan.

An artificial pitch was proposed within the eastern part of the main school site under application ref. 08/01372 for the redevelopment of the school. The pitch was removed from the subsequent planning application (ref. 09/02264) following concerns from the adjacent Langley Park School for Girls that its siting would result in increased noise and disturbance, particularly in view of its proximity to an exam hall.

The application states that a cricket pavilion with a footprint of approx. 119 m<sup>2</sup> was historically located near the site adjacent to the railway line and was demolished approx. 12 years ago.

## **Conclusions**

The main issues to be considered in determining this application are the effect that the proposal would have on the character of the area and the openness of Metropolitan Open Land, and the impact that it would have on the amenities of the occupants of nearby residential properties.

Policy G2 requires that the openness and visual amenity of the MOL shall not be injured by any proposals for development within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials or design. Whilst the proposal will have some effect on the openness of the site it is considered that there will be no undue adverse impacts and the open character of the land will essentially be preserved given the relatively small scale of the structures and the design of the fence.

The site is separated from the nearest residential properties fronting South Eden Park Road by the railway line and is screened by trees. Views of the site from the public realm will be very limited and it is considered that there will be no adverse visual impacts from the development. The site is currently used as a sports pitch and the artificial surface will facilitate a more intensive use. No floodlighting is proposed therefore the use of the facility will be limited to daylight hours. It is considered that the increased intensity of use of the site will not result in adverse impacts on nearby residential dwellings by reason of increased noise and disturbance.

The school are obliged to provide an artificial pitch as a condition of planning permission ref. 09/02264, and of the land within the school's ownership it would appear the most suitable site for the facility. The proposal will result in a type of sports facility not currently available in the area and promote the school's already notable sporting achievements whilst improving their ability to deliver the physical education curriculum. The proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on files refs. 08/01372, 09/02264 and 10/02094, 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 | ACA07<br>ACA07R | Boundary enclosure - no detail submitted<br>Reason A07         |

Reasons for granting planning approval:

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

Unitary Development Plan

BE1 Design of New Development  
BE7 Railings, Boundary Walls and other Means of Enclosure  
G2 Metropolitan Open Land  
L1 Outdoor Leisure and Recreation  
C1 Community Facilities  
C7 Educational and Pre-School Facilities  
NE5 Protected Species  
NE7 Development and Trees

London Plan

3A.24 Education Facilities  
3D.6 The Olympic and Paralympic games and sports facilities  
3D.8 Realising the value of open space and green infrastructure  
3D.10 Metropolitan Open Land  
4B.1 Design principles for a compact city  
4B.8 Respect local context and communities.

The development is considered to be satisfactory in relation to the following:

- (a) the character of the development in the surrounding area
- (b) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the ecological impacts of the proposal
- (e) the design policies of the development plan

and having regard to all other matters raised.

Reference: 10/02094/FULL1

Address: Langley Park School For Boys Hawksbrook Lane Beckenham BR3 3BP

Proposal: All weather sports pitch, 4m high perimeter mesh fence, storage shed, storage tank, pump house and store/ dugout with TV platform



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## SECTION '2' – Applications meriting special consideration

**Application No :** 10/02305/FULL6

**Ward:**  
**West Wickham**

**Address :** 41 Corkscrew Hill West Wickham BR4  
9BA

**OS Grid Ref:** E: 538690 N: 165406

**Applicant :** Mr T Wheeler

**Objections :** NO

### **Description of Development:**

Two storey side and single storey front and rear extensions

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads

### **Proposal**

The proposal seeks permission for:

- A two-storey side extension (to the eastern side of the existing dwelling) that would measure at 4m wide x 6.7m deep with a pitch roof measuring at the same height as the existing dwelling;
- A single storey front porch extension which would measure at 1.85m deep x 7m wide with a pitch roof measuring at 3.6m high; and
- A single storey rear extension measuring at 3m deep x 10m wide with a sloping roof measuring at 3.7m high.

### **Location**

- The site is located to the south east of Corkscrew Hill.
- 41 Corkscrew Hill is a semi-detached two-storey dwelling with a generous garden to the rear.

### **Comments from Local Residents**

Eight nearby owners/occupiers were notified of the application and no objections were received.

### **Comments from Consultees**

None

### **Planning Considerations**

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area.

This case has been presented to Committee on the basis that a similar scheme under 10/01279 was refused.

### **Planning History**

Application ref. 10/01279 for a front porch, two-storey side and single storey rear extension and raised platform at rear with access steps was refused in July 2010.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

This proposal is similar to that refused under ref. 10/01279. The difference in this instance is that raised platform at rear with access steps have been omitted. Application ref. 10/01279 was refused for the following reasons:

1. The proposed raised platform at the rear, by reason of its siting and height, would be harmful to the amenities which the occupants of No. 39 Corkscrew Hill might reasonably expect to be able to continue to enjoy, contrary to Policies BE1 and H8 of the Unitary Development Plan.
2. The proposal by reason of its excessive width and height would materially detract from the appearance of this pair of semi detached dwellings and the visual amenities of the area, contrary to Policies BE1 and H8 of the Unitary Development Plan.

The current proposal has omitted the raised platform at the rear and therefore it is considered that the proposal would not adversely affect the amenities of No.39 Corkscrew Hill and has overcome the first reason for refusal in the previous application. Although the proposed two-storey side extension would comply with Policy H9 as it is set away from the side boundary by 1m, the two-storey side, single storey rear and single storey front porch extensions are identical to that previously refused under ref. 10/01279.



Following conversations with the applicant during the application stage, it was brought to the Council's attention that the applicant had resubmitted the application based on the officer's report as viewed online. From this report the applicant understood that the only concerns (leading to both reasons for refusal) were due to the raised platform, hence the omission and resubmission.

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.

Members will need to consider whether the two-storey side, single storey rear and single storey front porch extensions by reason of its width and height would materially detract from the appearance of this pair of semi-detached dwellings and the visual amenities of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01279 and 10/02305, excluding exempt information.

**RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

- 0     D00002     If Members are minded to grant planning permission the following conditions are suggested:
- 1     ACA01       Commencement of development within 3 yrs
- ACA01R     A01 Reason 3 years
- 2     ACA04       Landscaping Scheme - full app no details
- ACA04R     Reason A04
- 3     ACI13       No windows (2 inserts)           eastern           two storey side extension
- ACI13R     I13 reason (1 insert)   BE1
- 4     AJ02B       Justification UNIQUE reason OTHER apps

Policies (UDP)

- BE1   Design of New Development
- H8    Residential Extensions
- H9    Side Space

D00003     If Members are minded to refuse planning permission the following grounds are suggested:

- 1     The proposal by reason of its excessive width and height would materially detract from the appearance of this pair of semi detached dwellings and the visual amenities of the area, contrary to Policies BE1 and H8 of the Unitary Development Plan.

Reference: 10/02305/FULL6  
Address: 41 Corkscrew Hill West Wickham BR4 9BA  
Proposal: Two storey side and single storey front and rear extensions



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## SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 10/00893/FULL1

**Ward:**  
Copers Cope

**Address :** 14 Robins Court 77 Bromley Road  
Beckenham BR3 5PB

**OS Grid Ref:** E: 538650 N: 169444

**Applicant :** Mr G Hall

**Objections :** YES

### **Description of Development:**

Demolish existing house and erection of new three storey building comprising five apartments/provision of associated car parking at 12A and 14 Robins Court

Key designations:

London Distributor Roads

### **Proposal**

This application seeks permission for the demolition of the existing building comprising maisonettes and erection of a new building comprising two x 2 bedroom flats and two x 3 bedroom flats with provision of car parking, bicycle storage and refuse. The proposed building would measure at 17.6m deep x 7.7m wide with a height of 9.5m.

This application is presented at Committee as it falls outside of delegated powers. This case was also presented at Plans Sub Committee on the 17th June 2010 and members requested a reduction in the amount of units.

### **Location**

- The application site is situated on the eastern end of Bromley Road.
- Bromley Road is a neighbourhood comprising detached houses and flatted developments of varying proportions and designs.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and four objection letters have been received as well as a petition from 45 residents. The objections together with the petition can be summarised as follow:

- proposal would appear out of keeping with surrounding area;
- density of the scheme out of keeping with adjacent buildings;
- loss of sunlight/daylight and outlook;
- loss of privacy;
- insufficient car parking;

### **Comments from Consultees**

There are no objections to the proposal from a Highways point of view subject to conditions.

Drainage - The site is within the area in which the environment agency - Thames region require restrictions on the rate of discharge of surface water from new development into the River Ravensbourne or its tributaries. A standard condition is suggested.

Thames Water:

- a) Waste Comments - With regards to sewerage infrastructure, no objections are raised to the planning application.
- b) Water Comments - On the basis of information provided, Thames Water would advise that with regard to water infrastructure no objections are raised to the planning application.
- c) Surface Water Drainage - Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Housing - See comments on file

Crime Prevention - Would seek a condition to be attached to any permission to ensure the development complies with policies BE1 (viii) & H7 (vii) as well as 'Secure by Design' to respect minimum standards.

### **Planning Considerations**

Policies BE1, H7, H9 & T3 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, safeguard the amenities of neighbouring properties and preserve and enhance the character and appearance of the area.

### **Planning History**

Under ref. 06/01716, permission was granted in July 2006, for metal railings and light well/steps and conversion of basement flat to 2 two bedroom flats with alterations to service road and verges to provide 1 car parking space at front.

Under application ref. 09/03428, a scheme was submitted for demolition of existing maisonettes and erection of building comprising five x 2 bedroom flats; provision of associated car parking. However, this was withdrawn before determination.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

It is noted that Central Government Guidance contained in Planning Policy Statement 3 which sets out policy on housing seeks more efficient use of land whilst not compromising the quality of the environment

The proposed building would measure slightly wider than the existing building by approximately 1.25m, but retain a 1m distance between the flank wall and shared boundary. This is consistent with the requirement of Policy H9 of the UDP. The 1m distance would ensure that the proposal would not unduly give rise to a cramped overdeveloped appearance on site or adversely affect the existing character of the area. On withdrawn application ref. 09/03428 concern was expressed that the proposal would encroach over the boundary into the neighbouring site at 7-12 Robins Court. An OS map has been submitted as part this application confirming that the proposed building would not encroach over the boundary with neighbouring property 7-12 Robins Court.

As the area already benefits from a range of different designs, the proposal in design terms would not adversely affect the existing and surrounding area. The building at 7-12 Robins Court appears to be much higher than the application site with the proposed building set lower than this neighbouring property but slightly higher than the neighbouring property at 15-16 Robins Court. This allows for a gradual drop in levels to give a balanced and acceptable appearance. The proposed building would furthermore appear to be approximately the same depth as the neighbouring building at 7-12 Robins Court. There are no adverse concerns in design terms regarding the proposed height or impact on the character of the area.

Consideration has been given to any potential impact the proposed development might have on the amenities of adjoining neighbours. The application building would be located 0.5m closer to the neighbouring property at 7-12 Robins Court and measure at 1.6m higher. Due to the orientation of 7-12 Robins Court with the application site, there is already a loss of sunlight/daylight and outlook. The proposal would be located within 1m off the boundary making it consistent with Policy H9 of the UDP and is considered that the proposal in this instance would not adversely affect the amenities of the occupiers of the units facing the application site.

The proposal would also be located 0.5m closer towards the side of 15-16 Robins Court. The new eaves height would measure at 1.1m higher with a total height increase of 1.6m. 15-16 Robins Court also experience some degree of loss of outlook and sunlight/daylight towards to side of the application site due to the

orientation. The applicant has shown that loss of outlook was taken into consideration by applying the 45-degree angle. Whilst this is not part of the Council's policy, this gives an indication of the impact on neighbouring properties.

The Council's highway department has been consulted on this application and it was commented that the development proposed is acceptable in principle and the 5 cycle parking spaces are satisfactory.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that they would not impact detrimentally on the character of the area or result in a loss of visual amenity to local residents. However, it is clear that there will be an impact on the adjacent properties as a result of this proposal and a judgement needs to be made about whether the impact is unduly harmful. Accordingly, members will need to take account of the plans that have been submitted for this site and the comments made by residents during the consultation period. Bearing in mind the issues in this case and the concerns raised locally this application is presented on list 2 of the agenda.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00893, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |   |
|---|--------|---|
| 1 | ACA01  | Commencement of development within 3 yrs  |
|   | ACA01R | A01 Reason 3 years                        |
| 2 | ACC01  | Satisfactory materials (ext'n'l surfaces) |
|   | ACC01R | Reason C01                                |
| 3 | ACD02  | Surface water drainage - no det. submitt  |
|   | ADD02R | Reason D02                                |
| 4 | ACH03  | Satisfactory parking - full application   |
|   | ACH03R | Reason H03                                |
| 5 | ACH22  | Bicycle Parking                           |
|   | ACH22R | Reason H22                                |
| 6 | ACH32  | Highway Drainage                          |
|   | ADH32R | Reason H32                                |
| 7 | ACI21  | Secured By Design                         |
|   | ACI21R | I21 reason                                |

### **Reasons for granting permission:**

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

- BE1 Design of New Development
- H7 Housing Design
- H9 Side Space
- T3 Parking

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

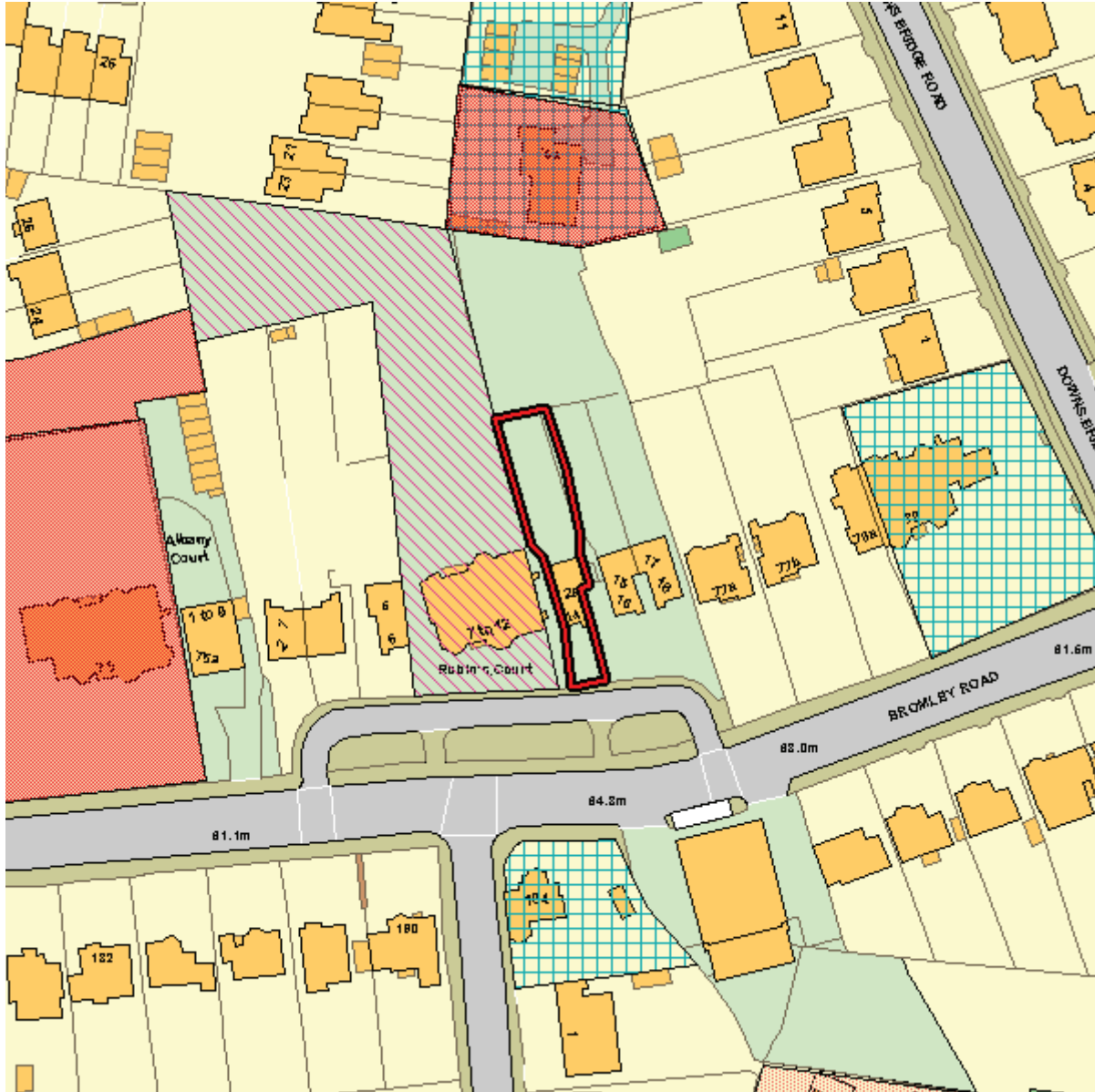
INFORMATIVE(S)

- 1 RDI21 Seek Building Control advice
- 2 With regards to surface water drainage, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Reference: 10/00893/FULL1

Address: 14 Robins Court 77 Bromley Road Beckenham BR3 5PB

Proposal: Demolish existing house and erection of new three storey building comprising five apartments/provision of associated car parking at 12A and 14 Robins Court



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## SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 10/01810/FULL1

**Ward:**  
**Bromley Town**

**Address :** Land Adjacent To 45 Havelock Road  
Bromley

**OS Grid Ref:** E: 541388 N: 168338

**Applicant :** Ms A Macfarlan- Chandler

**Objections :** YES

### **Description of Development:**

Erection of a three bedroom end of terrace house and associated parking.

Key designations:

### **Proposal**

This application seeks permission to construct a two storey dwelling end of terraced dwelling of similar external appearance, layout and scale to the existing properties along the road.

The house will extend to the flank boundaries and will maintain a similar footprint and front/rear building line compared to the adjacent properties.

The building would however provide a living/dining room, kitchen and w/c on the ground floor with rear access to the garden. Three bedrooms and a bathroom are proposed on the first floor. Two obscure glazed flank windows facing No.45 are proposed, one on the ground floor serving a kitchen and one at first floor level to the bathroom.

There is provision on site for one parking space to the front of the dwelling.

### **Location**

The application site comprises a vacant plot on land adjacent to No.45. Originally a two storey end of terrace house was in existence on the plot but suffered damage during the war.

The application site is located within a predominately residential area comprising a mix of flatted properties and single terraced dwellings. Immediately to the east and opposite the site is a terrace of two storey dwellings and to the west is a three storey block of flats. Parking restrictions are in place along the road and the site is

not located within a Conservation Area nor an Area of Special Residential Character.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from the owners of No. 45 which can be summarised as follows:

- concerns regarding structural shift to No.45 following the bomb that destroyed the house which previously stood on the application site. The development could result in further shifting and disturbance to the building of No.45,
- disruption during construction works could result in a loss of earning for the occupiers childminding business, noise and disturbance and pose as a safety threat to children using the garden,
- property values will be affected.

### **Comments from Consultees**

Thames Water – no objections to water infrastructure, but the site does lie over public sewers and the developer must seek consent directly from Thames Water.

Drainage – details of soakage test results are required for proposed soakaway.

Highways – The site is located within the Bromley Town Centre (outer south) Controlled Parking Zone. No technical objections raised to the proposal subject to standard parking condition.

Waste Services raise no objections from a technical trees point of view, the conclusions of the tree survey are accepted and standard safeguarding conditions are recommended to protect trees shown to be retained on site.

### **Planning Considerations**

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

BE1 Design of New Development  
H7 Housing Density and Design  
H9 Side Space  
T3 Parking  
NE7 Development and Trees

The London Plan (Policies)

4B.1 Design principles for a compact city  
4B.8 Respect local context and communities

### **Planning History**

In 1956 permission was granted for a replacement dwelling on this site (original dwelling suffered damaged during the war).

Under ref. 79/03604 – permission was granted for a two storey end of terrace house. Under ref. 93/01286 – permission was again granted for an end of terrace two storey house. To date, none of these permissions have been implemented.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Given that a residential building once stood on the site and in light of previous planning history for a single dwellinghouse having been permitted, it is considered that the provision of a replacement building in the manner proposed would not be out of character with neighbouring development.

The new dwelling would be of similar appearance, height, scale and footprint to the neighbouring terraced properties and therefore would not appear out of character or visually detrimental within the street scene.

Policy H9 in the UDP relates to side space provision where development results in two or more storeys. The supporting policy text also states that replacement dwellings will be assessed on their own merits. In this case, the existing dwelling is an end of terrace with no side space provision. To introduce such a requirement would not be in keeping with the existing dwelling or adjacent terraced development and therefore an exception to this policy should be made.

The proposed house is dual aspect. There are no flank windows to the elevation facing the flatted block to the west, however two flank windows to the eastern elevation facing No.45 are proposed which will be obscure glazed to mitigate any direct overlooking between the properties.

The rearward projection of the dwelling would be comparable with the footprint of No.45 (i.e. approx. 6m) and similar to that permitted under the previous applications on this site. The house would project approx. 5.5m beyond the rear elevation of the adjacent flatted block, however a separation of approx. 2m would be maintained and it is not considered that the amenities of the occupiers of these flats would be adversely affected by reason of loss of light and prospect.

With regard to the impact upon No.45, flank windows to this property are generally secondary windows to the kitchen/wc and utility area on the ground floor. Rear facing bedroom windows are at first floor level, but given the orientation of the properties and flank to flank separation between rear additions to both 45 and the new house of approx. 2.5 – 3.5m, it is not considered that the amenities of the occupiers of this property would be adversely affected. Concerns in respect of structural damage are also acknowledged however this would be dealt with privately between the parties and is not a reason in itself to refuse planning permission.

Having had regard to the above it was considered that the siting, size and design of the proposed dwelling is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 56/00268, 79/03604, 93/01286 and 10/01810, excluding exempt information.

as amended by documents received on 09.08.2010

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACA07        Boundary enclosure - no detail submitted  
      ACA07R      Reason A07
- 3     ACB01        Trees to be retained during building op.  
      ACB01R      Reason B01
- 4     ACB02        Trees - protective fencing  
      ACB02R      Reason B02
- 5     ACB03        Trees - no bonfires  
      ACB03R      Reason B03
- 6     ACB04        Trees - no trenches, pipelines or drains  
      ACB04R      Reason B04
- 7     ACC01        Satisfactory materials (ext'nl surfaces)  
      ACC01R      Reason C01
- 8     ACD02        Surface water drainage - no det. submitt  
      ADD02R      Reason D02
- 9     ACD04        Foul water drainage - no details submitt  
      ADD04R      Reason D04
- 10    ACI01        Restriction of all "pd" rights  
      ACK04R      K04 reason
- 11    ACI12        Obscure glazing (1 insert)   to the first floor flank bathroom  
      ACI12R      I12 reason (1 insert)   H7 and BE1
- 12    ACI17        No additional windows (2 inserts) flank dwelling  
      ACI17R      I17 reason (1 insert)   H7 and BE1
- 13    ACH03        Satisfactory parking - full application  
      ACH03R      Reason H03
- 14    ACK01        Compliance with submitted plan  
      ACK05R      K05 reason
- 15    AJ02B        Justification UNIQUE reason OTHER apps

### Policies (UDP)

- BE1   Design of New Development
- H7    Housing Density and Design
- H9    Side Space
- T3    Parking

## NE7 Development and Trees

### Policies (The London Plan)

4B.1 Design principles for a compact city

4B.8 Respect local context and communities

### INFORMATIVE(S)

- 1 RDI16 Contact Highways re. crossover
- 2 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertakers apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.
- 3 You are advised that there are public sewers crossing this site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building would be over the line of or come within 3 metres of a public sewer. You are therefore advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Reference: 10/01810/FULL1

Address: Land Adjacent To 45 Havelock Road Bromley

Proposal: Erection of a three bedroom end of terrace house and associated parking.



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 10/01826/FULL6

**Ward:**  
Bickley

**Address :** The Mount Mavelstone Road Bromley  
BR1 2SX

**OS Grid Ref:** E: 542133 N: 169825

**Applicant :** Mr Doug Twyford

**Objections :** YES

**Description of Development:**

1.8 metre high gates and piers at front.

**Key designations:**

Conservation Area: Mavelstone Road  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Locally Listed Building

**Proposal**

- It is proposed to provide automated gated access to this property, which would include the construction of 1.83m high piers either side of the existing vehicular access, and steel double gates which, due to the steep gradient of the access drive, would open outwards
- the gates would be set back 1.5m from the front boundary to prevent opening out over the public footway
- the access is currently open, and the proposed gates are required to increase security and privacy to the property.

**Location**

This large detached property is locally listed and is situated on the south-western side of Mavelstone Road at the junction with Mount Close. It lies within Mavelstone Road Conservation Area which is generally characterised by large detached Arts and Crafts houses set within spacious grounds.

**Comments from Local Residents**

Objections have been received from Sundridge Residents' Association expressing concern at the form of enclosure proposed which is considered to be out of keeping with the character of Mavelstone Road Conservation Area.

Ward Councillors have commented that the proposals would be detrimental to the street scene and out of keeping with the Conservation Area.

### **Comments from Consultees**

The Council's highway engineer considers that although vehicles would have to wait in the road while the gates open, this is a wide unmade road with low traffic speeds and flows, and therefore no objections are raised to the proposals.

Objections are raised by the Advisory Panel for Conservation Areas which considers that the proposals would neither preserve nor enhance the Conservation Area nor the host dwelling which is an important locally listed building by a distinguished architect of the Arts and Crafts movement. In their view, the gate design is inappropriate for a house of this period, and the materials used should be timber.

### **Planning Considerations**

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

BE1 Design of New Development  
BE7 Railings, Boundary Walls and Other Means of Enclosure  
BE10 Locally Listed Buildings  
BE11 Conservation Areas

### **Conclusions**

The primary considerations in this case are the design and impact of the proposed gates and piers on the setting of the locally listed building and on the character and appearance of Mavelstone Road Conservation Area.

This part of Mavelstone Road Conservation Area is characterised by low boundary enclosures and dense vegetation along the frontages, however, a number of properties nearby also have entrance piers similar in height to the current proposals, with one entrance to Melbury Grange having similar steel gates (although not automated).

The gates and piers would be set back 1.5m from the front boundary, which would reduce the impact on the street scene, and the design of the gates and piers is not considered to be out of character with surrounding properties, nor have an injurious impact on the setting of the locally listed building or the character and appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01826, excluding exempt information.



## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01          Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      Details of the materials to be used for the piers and gates shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

**Reason:** In order to comply with Policies BE7, BE10 and BE11 of the Unitary Development Plan, and in the interest of the character and appearance of Mavelstone Road Conservation Area, and the setting of the locally listed building.

### **Reasons for granting permission:**

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

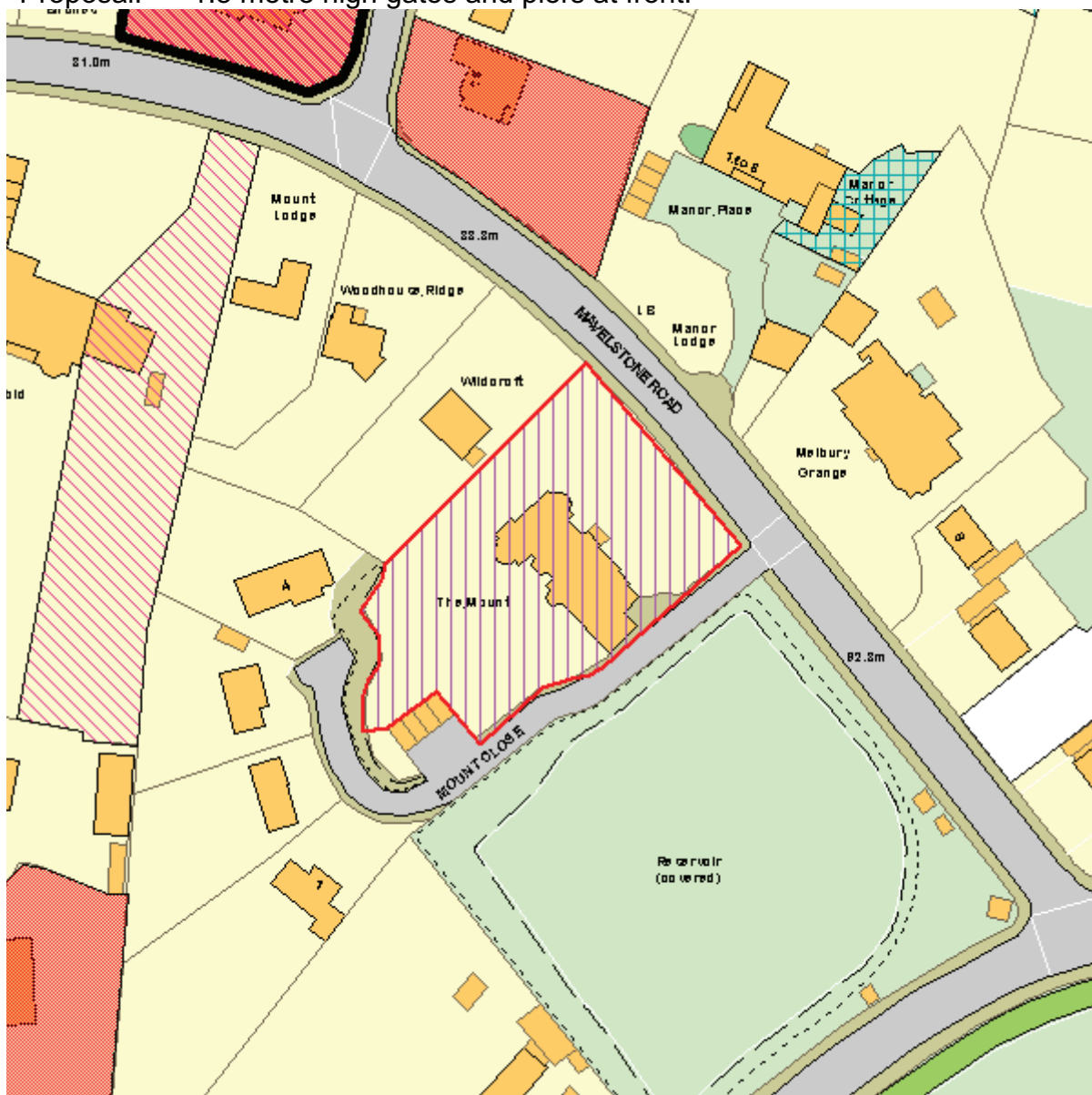
- BE1    Design of New Development
- BE7    Railings, Boundary Walls and Other Means of Enclosure
- BE10  Locally Listed Buildings
- BE11  Conservation Areas

The development is considered to be satisfactory in relation to the following:

- (a)    the visual impact on the character and appearance of the Conservation Area
- (b)    the setting of the listed building
- (c)    the impact on highway safety and the free flow of traffic

and having regard to all other matters raised, including neighbours concerns.

Reference: 10/01826/FULL6  
Address: The Mount Mavelstone Road Bromley BR1 2SX  
Proposal: 1.8 metre high gates and piers at front.



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No : 10/01925/FULL6**

**Ward:  
Penge And Cator**

**Address : 36 Albert Road Penge London SE20  
7JW**

**OS Grid Ref: E: 535677 N: 170596**

**Applicant : Miss Theresa Hustwitt**

**Objections : YES**

**Description of Development:**

Removal of section of boundary wall, erection of picket fence style gates and creation of hardstanding to provide parking space (Article 4 (2) Direction)

**Key designations:**

Conservation Area: Alexandra Cottages  
Article 4 Direction  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Locally Listed Building

**Proposal**

The development proposes the removal of a small section of the front boundary wall and its replacement with picket fence gates with a maximum height of 1.1 metres. The existing side boundary wall and privet hedge fronting Princes Road is to remain. The proposed picket fence gates will not occupy the full width of the frontage of the property with the majority of the front boundary wall along Albert Road, including the section which is curved to remain in place.

A dropped kerb is proposed and the removal of this small section of wall is to accommodate an area of hardstanding to provide one car parking space. The proposed parking space is intended to reflect the original landscaping and Victorian planting with a brick path and a planted central strip which will give the appearance of a garden area when not occupied by a vehicle.

**Location**

The application site is a two storey semi detached Victorian residential dwelling located within a predominantly residential area towards the northern end of Albert Road at the junction with Princes Road.

The property is located within the Alexandra Cottages Conservation Area.

### **Comments from Local Residents**

- The proposal would involve the removal of the front wall and would result in harm to the character and appearance of the conservation area as it would not preserve or enhance the area and would result in the loss of original features.
- the alterations would result in the loss of the street sign for which there is no alternative location.
- the proposal would result in the loss of on street parking spaces
- the removal of this historic garden wall would result in setting a precedent for similar developments along the road

### **Comments from Consultees**

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

No objection in principle but the space provided should be for one car only and design should be in the form of 2 wheel strips of material identified in 6.38 -40 of the SPG interspersed with gravel or soft green planting.

From a Conservation point of view, no objections are raised.

In terms of highways considerations no technical objections are raised subject to conditions on any approval regarding details of the parking layout and highway drainage.

### **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 proposal falls to be considered primarily with regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings boundary walls and other means of enclosure
- BE11 Conservation Areas

### **Planning History**

Under planning application ref. 09/02504, planning permission was granted for replacement sash windows, elevational alterations, to side and rear and painting of flank render.

## Conclusions

The main issues relating to the application are the impact that the development would have on the character and appearance and visual amenities of the Alexandra Cottages Conservation Area.

In terms of the impact of the development on the Conservation Area, Members will note that similar parking areas and driveways exist along Albert Road.

The proposed hardstanding area would be limited to a narrow brick path and a central planted strip interspersed with planting which would give the impression of a garden area when the space is vacant. The majority of the front boundary wall including the section which is curved is to be retained.

Policy BE7 refers specifically to railings, boundary walls and other means of enclosure and seeks amongst other things to resist the construction or erection of high or inappropriate enclosures where such boundary enclosures would threaten the open nature of the area or would adversely impact on local townscape character. The introduction of new boundary enclosures can have a significant effect on the character of an area and it is important that new enclosures are appropriate in scale, location and design. In this case it could be argued that the amount of hardstanding is limited and the overall design of the proposals is sympathetic to the street scene and character of the area.

It is considered that the scale, form and proportion of the fence, gate and hard surface is sympathetic to neighbouring properties. The majority of the wall is to be retained and sympathetic additional landscaping is proposed. It is therefore considered that the proposal is in keeping with the height and materials in the locality.

Members will therefore need to consider whether the impact of the proposed new parking area and front boundary treatment is acceptable in terms of the impact on the Conservation Area and street scene in general.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/02504 and 10/01925, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- |   |                 |   |                  |
|---|-----------------|---|------------------|
| 1 | ACH03<br>ACH03R | Satisfactory parking - full application<br>Reason H03 |                  |
| 2 | ACH12<br>1m     | Vis. splays (vehicular access) (2 in)                 | 3.3 x 2.4 x 3.3m |
|   | ACH12R          | Reason H12  |                  |
| 3 | ACH32<br>ADH32R | Highway Drainage<br>Reason H32                        |                  |

**Reasons for granting permission:**

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE11 Conservation Areas

The development is considered to be satisfactory in relation to the following:

- (a) the impact of the development on the character and appearance of the Conservation Area
- (b) the relationship of the development to adjacent property and the street scene
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the light and outlook of occupiers of adjacent and nearby properties
- (e) the privacy of occupiers of adjacent and nearby properties
- (f) the safety of pedestrians and motorists on the adjacent highway
- (g) the urban design policies of the development plan

and having regard to all other matters raised.

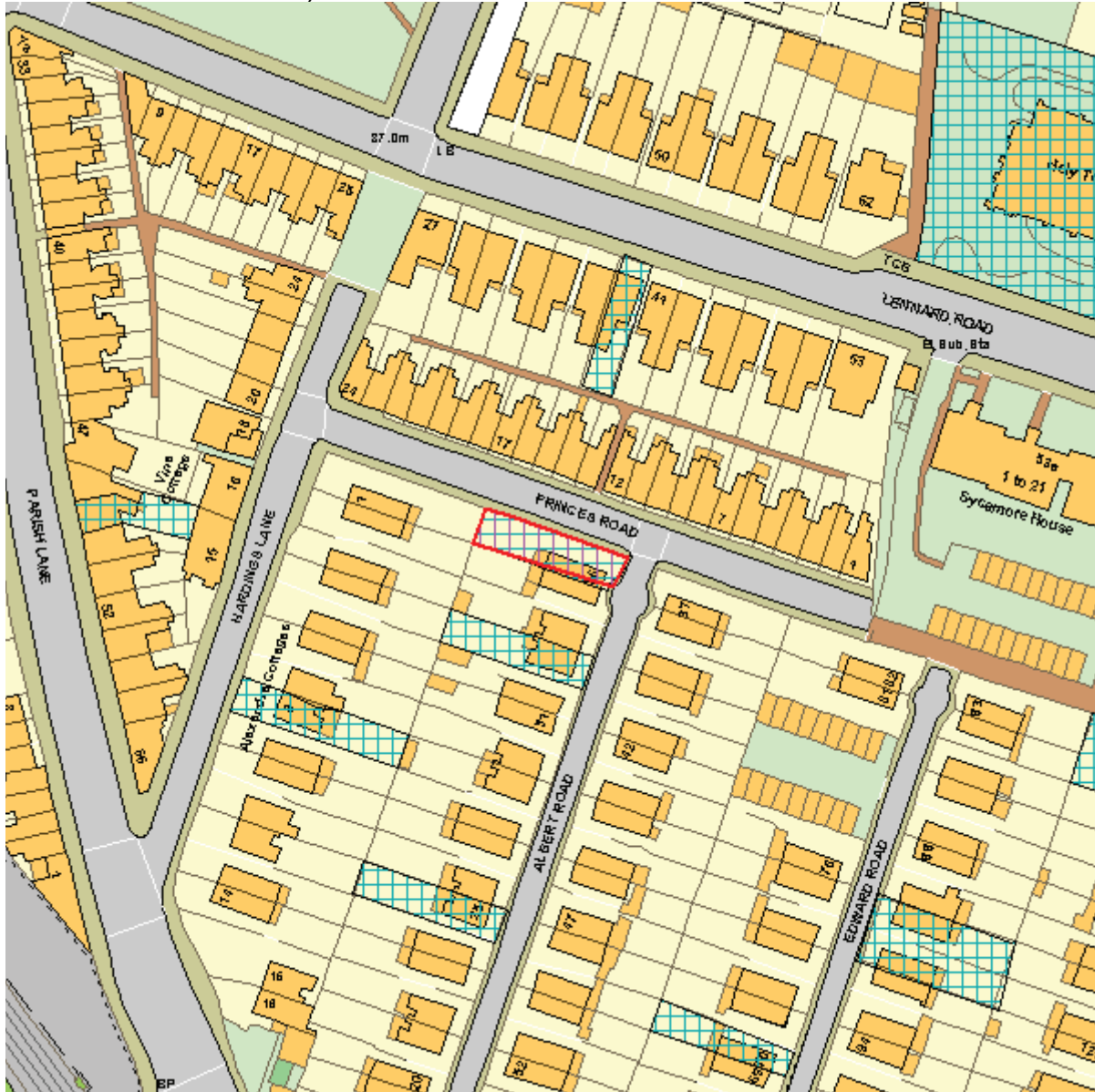
#### INFORMATIVE(S)

- 1 RDI16 Contact highways re. crossover
- 2 Any repositioning, alteration and / or adjustment to street furniture or Statutory Undertakers apparatus, considered necessary and practical to help with the forming of vehicular crossover hereby permitted, shall be undertaken at the cost of the applicant.

Reference: 10/01925/FULL6

Address: 36 Albert Road Penge London SE20 7JW

Proposal: Removal of section of boundary wall, erection of picket fence style gates and creation of hardstanding to provide parking space (Article 4 (2) Direction)



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## SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 10/02154/FULL6

**Ward:**  
Bromley Common And  
Keston

**Address :** Turpington Farm House 146  
Southborough Lane Bromley BR2 8AL

**OS Grid Ref:** E: 542317 N: 167579

**Applicant :** Mr Chris Giles

**Objections :** NO

### **Description of Development:**

Detached single storey garage to side (amendment to planning reference: 09/03260)

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Historic Flooding  
London City Airport Safeguarding  
Local Distributor Roads  
Locally Listed Building  
River Centre Line  
Tree Preservation Order

### **Proposal**

- The application seeks permission to replace the existing single storey detached garage with a larger single storey detached garage located to the east of the host dwellinghouse on the site.
- The proposed structure will measure approximately 19.56 metres in length, 6 metres in depth and will have a maximum height of 4.9 metres.
- The proposed garage will be used for the storage of vintage cars, and will provide up to 5 parking bays. The structure will be timber-framed and closed on all sides with the exception of the front.

### **Location**

The application site is located on the southern side of Southborough Lane and hosts a detached two storey dwellinghouse, an existing single storey detached garage, and various outbuildings.

The host dwellinghouse located on the application site is Grade II Listed, however the existing garage which forms this application is not.

The existing garage is located adjacent to the eastern property boundary shared with Numbers 160 and 162 Southborough Lane. The northern flank elevation of the existing garage is at present located approximately 21 metres back from the northern property boundary fronting onto Southborough Lane.

### **Comments from Local Residents**

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

Please note that any comments received shall be reported verbally at the meeting.

### **Comments from Consultees**

No consultations were made.

### **Planning Considerations**

The application falls to be determined in accordance with Policies BE1, BE8 and H8 of the Unitary Development Plan, and Planning Policy Statement 5.

It is considered that no significant trees will be affected by the proposal.

From a Listed Buildings perspective, concern has been raised regarding the scheme. It is noted that the proposed structure will be approximately 2 metres larger in length and 0.5 metres higher, and it appears to be closer to the Listed Building than the previously permitted scheme. Concern has also been raised that insufficient information has been provided to allow for a thorough analysis of the proposal in terms of the impact it may have upon the Listed Building and the setting of the Listed Building.

Concerns remain regarding the bulk and scale of the proposed structure, as the height will be similar to that of the host dwellinghouse and it will be visible from Southborough Lane, and the overall impact may affect the setting of the Listed building.

In addition, Planning Policy Statement 5 states:

HE10.1 When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider

benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.

Therefore, any proposals for an enlarged garage or other outbuildings should be sensitive to the setting of the listed building and not dominate the listed building.

### **Planning History**

In terms of relevant planning history, an outline application for reconstruction of existing barn for storage purposes was refused under ref. 83/00115. The proposed barn was to be located to the west of the dwellinghouse and have a floor area of 224 square metres, however no details were supplied in terms of appearance, materials or similar examples. It was considered that as the existing listed building was a small-scale domestic building, a large barn, whatever its merits, could overwhelm it and be potentially detrimental to the building. The refusal ground was therefore as follows:

The proposed barn, by reason of its size and siting in close proximity to a Listed Building, would be out of character and detrimental to the setting of that building.

Permission was later granted for a single storey extension to enlarge the existing detached garage with a new pitched roof, under ref. 98/00828.

More recently, planning permission was permitted under ref. 09/03260 for single storey side extensions and pitched roof to existing garage. The current scheme therefore is effectively seeking to amend the most recent permission.

### **Conclusions**

The main issue relating to the application is the effect of the development upon the setting of the adjacent Listed Building and the appearance of the proposed structure from the streetscene. The principle of the redevelopment of the existing garage has already been granted under ref. 09/03260, however the current scheme seeks to enlarge the structure in length and height.

The proposed redevelopment of the existing barn is, according to the applicant, sought in order to provide storage space for a number of vehicles. The floorspace of the garage will be increased slightly more than twice when compared with the footprint of the existing garage, and the height of the garage is to be increased by approximately 1.8 metres to have a maximum height of approximately 4.85 metres.

Whilst there will be a substantial separation between the roadside and the proposed structure, the increase in roof height would mean that the structure is more visible from the streetscene when compared to the existing structure and may become a more prominent feature.

Whilst the principle of the redevelopment has been considered acceptable in terms of providing additional storage which would be ancillary to the host dwellinghouse, concerns have been raised with regard to the current application relating to the increase in size and overall bulk of the structure. The impact of the structure upon

the setting of the adjacent Listed Building is considered to be an important issue, however Members may determine that the difference between the previously permitted scheme and the current application is not significant enough to warrant permission being refused and that in this instance the proposed redevelopment of the existing barn, when compared with the previously permitted scheme, is considered acceptable in that it would allow for ancillary storage on the site of the listed building and prevent an untidy site.

Background papers referred to during production of this report comprise all correspondence on files refs. 83/00115, 98/00828, 09/03260 and 10/02154, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC02  | Sample brickwork panel                   |
|   | ACC02R | Reason C02                               |

### **Reasons for granting permission:**

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

- BE1 Design of New Development
- BE8 Statutory Listed Buildings
- H8 Residential Extensions

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to the adjacent properties;
- (c) the character of development in the surrounding area;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) the privacy of occupiers of adjacent and nearby properties;
- (f) the impact of the proposal upon the setting and appearance of the adjacent Listed Building;
- (g) and having regard to all other matters raised including concerns from neighbours.

Reference: 10/02154/FULL6

Address: Turpington Farm House 146 Southborough Lane Bromley BR2 8AL

Proposal: Detached single storey garage to side (amendment to planning reference: 09/03260)



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SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 10/02330/PLUD

**Ward:**  
**Chelsfield And Pratts  
Bottom**

**Address :** 1 Stirling Drive Orpington BR6 9DW

**OS Grid Ref:** E: 546780 N: 164306

**Applicant :** Mr M Daniel

**Objections :** YES

**Description of Development:**

Single storey side extension  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

**Proposal**

- The application is for a lawful development certificate for a single storey side extension.
- The extension measures approximately 3.5 metres in width, 5.7 metres in length and approximately 3.5 metres in height with an eaves height of approximately 2.5 metres.
- The extension includes windows to the front and side and a door to the side. There are roof lights to all roof slopes but no window in the rear elevation.
- The extension is to accommodate a kitchen and study area.

**Location**

- The application site is located to the east of Stirling Drive and is on the corner of Repton Road and Stirling Drive.
- The property forms one half of a pair of semi-detached properties, the other of which is in Repton Road with the application site fronting Stirling Drive. The garden of the property is therefore to the side and runs along Stirling Drive.
- The area is mainly comprised of semi-detached, post war family dwellings, most of which are brick built.
- There are a number of outbuildings to the side of the property.

**Comments from Local Residents**

- Plans submitted incorrectly – do not show garage and shelter.

## **Comments from Consultees**

There are no comments from consultees.

## **Planning Considerations**

The application requires the Council to consider whether the proposal falls within the parameters of permitted development under Schedule 2, Part 1, Class A of the General Permitted Development Order 1995 (as amended)

## **Planning History**

Planning permission was granted for a front porch extension. Cladding to front and side upper elevations and gable pockets to front elevation in 2010 under ref. 10/01652.

## **Conclusions**

The application requires the Council to consider whether the extension would be classified as permitted development under Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Whilst there are a number of outbuildings in the garden of the property, the floor area of these plus the proposed extension does not exceed 50% of the curtilage of the dwelling. The proposed extension would not have an overall height or eaves height exceeding that of the original dwelling. The enlarged part of the dwelling would not project further forward than the principle elevation, does not exceed 4 metres in height or have an eaves height above 3 metres within 2 metres of a boundary and has a width no wider than half the width of the dwellinghouse.

The extension proposed is to be for a purpose incidental to the main use of the dwellinghouse, the property is not on article 1(5) land and the materials proposed are to match the existing property.

The application site was visited by the case officer and it was confirmed that the proposal would fall within permitted development tolerances and the Certificate should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01652 and 10/02330, excluding exempt information.

## **RECOMMENDATION: CERTIFICATE BE GRANTED**

- 1 The proposed development is permitted by virtue of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).



Reference: 10/02330/PLUD  
Address: 1 Stirling Drive Orpington BR6 9DW  
Proposal: Single storey side extension  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT



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