



BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333 CONTACT: Rosalind Upperton
rosalind.upperton@bromley.gov.uk

THE LONDON BOROUGH
www.bromley.gov.uk

DIRECT LINE: 020 8461 7566
FAX: 020 8290 0608

DATE: 6 September 2011

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

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

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on
THURSDAY 15 SEPTEMBER 2011 AT 7.00 PM

MARK BOWEN
Director of Resources

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

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

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

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 21 JULY 2011**
(Pages 1 - 12)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	Orpington	13 - 16	(11/02361/FULL1) - Priory School, Tintagel Road, Orpington.

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.2	Copers Cope	17 - 24	(10/02964/FULL1) - 57 Albemarle Road, Beckenham.
4.3	Farnborough and Crofton Conservation Area	25 - 30	(11/00315/FULL6) - Lulworth, Elm Walk, Orpington.
4.4	Chislehurst	31 - 36	(11/00537/FULL1) - Land at Former Kemnal Manor Estate, Kemnal Road, Chislehurst.
4.5	Chislehurst Conservation Area	37 - 44	(11/00904/FULL1) - Beaverwood Lodge Sports & Leisure Club, Beaverwood Road, Chislehurst.
4.6	Chislehurst	45 - 48	(11/00910/CAC) - Beaverwood Lodge Sports and Leisure Club, Beaverwood Road, Chislehurst.
4.7	Bromley Town	49 - 60	(11/01317/FULL1) - Prospect House, 19 - 21 Homesdale Road, Bromley.
4.8	Bromley Common and Keston	61 - 68	(11/01623/OUT) - 5 The Drift, Bromley.

4.9	Kelsey and Eden Park	69 - 72	(11/01937/FULL6) - 4 Stanhope Grove, Beckenham.
4.10	Plaistow and Sundridge	73 - 90	(11/01989/FULL1) - Sundridge Park Manor, Willoughby Lane, Bromley.
4.11	Plaistow and Sundridge	91 - 96	(11/01994/LBC) - Sundridge Park Manor, Willoughby Lane, Bromley.
4.12	Biggin Hill	97 - 100	(11/02137/TPO) - 35 Valley View, Biggin Hill.
4.13	Chelsfield & Pratts Bottom	101 - 104	(11/02332/TPO) - 47 Helegan Close, Orpington.

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

Report No.	Ward	Page No.	Application Number and Address
4.14	Bromley Common and Keston	105 - 110	(11/00399/FULL2) - 20 Chantry Lane, Bromley.
4.15	Copers Cope	111 - 116	(11/01372/FULL6) - 84 Copers Cope Road, Beckenham.
4.16	Chislehurst Conservation Area	117 - 122	(11/01535/FULL6) - 3 Islehurst Close, Chislehurst.
4.17	Orpington	123 - 128	(11/01826/FULL3) - 51 Sevenoaks Road, Orpington.
4.18	Shortlands	129 - 134	(11/02004/FULL1) - 47 Malmaims Way, Beckenham.
4.19	Bickley	135 - 138	(11/02258/FULL6) - 51 Pembroke Road, Bromley.

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

Report No.	Ward	Page No.	Application Number and Address
4.20	Petts Wood and Knoll Conservation Area	139 - 142	(11/02201/ELUD) - 5 The Chenies, Petts Wood.

5 CONTRAVENTIONS AND OTHER ISSUES

Report No.	Ward	Page No.	Application Number and Address
5.1	Copers Cope	143 - 144	(DRR/11/090) - Three Chestnuts, Scotts Avenue, Bromley - Front Boundary Fencing

6 TREE PRESERVATION ORDERS

NO REPORTS

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 21 July 2011

Present:

Councillor Alexa Michael (Chairman)
Councillor Simon Fawthrop (Vice-Chairman)
Councillors John Canvin, Peter Fookes, Russell Jackson,
Charles Joel, Kate Lymer, Richard Scoates and Harry Stranger

Also Present:

Councillors Douglas Auld, Jane Beckley, Paul Lynch,
Russell Mellor and Catherine Rideout

5 APOLOGIES FOR ABSENCE AND NOTIFICATION OF ALTERNATE MEMBERS

An apology for absence was received from Councillor Peter Dean; Councillor Charles Joel attended as alternate for Councillor Dean.

6 DECLARATIONS OF INTEREST

Councillor Kate Lymer declared a personal interest in Item 4.9. Councillor Lymer spoke on the item then left the room for the remainder of the discussion and vote.

Councillor Charles Joel declared a prejudicial interest in Item 4.12. Councillor Joel left the room for the duration of the discussion and vote.

7 CONFIRMATION OF MINUTES OF MEETING HELD ON 26 MAY 2011

RESOLVED that the Minutes of the meeting held on 26 May 2011 be confirmed and signed as a correct record.

8 PLANNING APPLICATIONS

SECTION 1

(Applications submitted by the London Borough of Bromley)

8.1 PENGE AND CATOR

(11/01730/FULL1) - Royston Primary School, High Street, Penge, London SE20.

Description of application - Single storey classroom building including canopy and ramp.

The wording of the fourth bullet point at the top of page 12 had been inserted in error and was deleted from the report.

It was reported that the application had been amended by documents received on 18 July 2011. Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the deletion of condition 1 and condition 6 amended to read:-
'6 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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.'

An additional two informatives were also added to read:-

'3 If during works on site suspected contamination is encountered, environmental Health should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

4 Before the use commences, the applicant is advised to contact the Pollution team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the environmental Protection Act 1990.'

8.2 PLAISTOW AND SUNDRIDGE

(11/01731/FULL1) - Parish School, 79 London Lane, Bromley.

Description of application - Single storey detached building comprising 2 classrooms with decking, ramp and canopy.

It was reported that the application had been amended by documents received on 18 July 2011. Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the deletion of condition 7 and condition 9 amended to read:-
'9 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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.'

An additional two informatives were also added to read:-

'2 If during works on site suspected contamination is encountered, Environmental Health should be contacted immediately. The additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

3 Before the use commences, the applicant is advised to contact the Pollution team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.'

Councillor Simon Fawthrop's vote against permission was noted.

8.3 BROMLEY TOWN

(11/01732/FULL1) - Valley Primary School, Beckenham Lane, Bromley.

Description of application - Demolition of wall and toilet block and construction of single storey building comprising 2 classrooms including canopy, decking and covered walkway link to main school building.

It was reported that the application had been amended by documents received on 18 July 2011. Members having considered the report, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the deletion of condition 4 and condition 6 amended to read:-
'6 The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

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.'
Councillor Simon Fawthrop's vote against permission was noted.

SECTION 2

(Applications meriting special consideration)

8.4 FARNBOROUGH AND CROFTON

(10/03474/FULL1) - 132 Crofton Road, Orpington.

Description of application - Demolition of existing house and erection of three 4 bedroom detached houses with integral garages and access on to Crofton Lane.

Oral representations in objection to and in support of the application were received at the meeting. It was reported that no objections to the application

had been received from Highways Division.
Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reasons:-

1 The proposal would, by reason of the number of dwellings proposed, significantly intensify the use of the site resulting in a cramped overdevelopment and the loss of garden land, out of character with the locality thereby detrimental to its visual amenities and character, contrary to Policies BE1 and H7 of the Unitary Development Plan, Policy 3.5 of the Draft London Plan (2011) and PPS 3 'Housing'.

2 The proposed development would result in an increase in vehicular movements to and from the site close to the junction of Crofton Lane and Crofton Road, resulting in harm to conditions of highway safety, contrary to Policy T18 of the Unitary Development Plan.

**8.5
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/00148/CAC) - Fiddlers Furze, Sunnydale, Orpington.

Description of application - Demolition of the existing dwelling CONSERVATION AREA CONSENT.

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

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

**8.6
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/00149/FULL1) - Fiddlers Furze, Sunnydale, Orpington.

Description of application - Demolition of existing bungalow and erection of two storey five bedroom dwelling with accommodation in roof space and double garage to side/rear.

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

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

8.7
ORPINGTON

(11/01123/DET) - Ramsden Estate (Residential Development), Tintagel Road, Orpington.

Description of application - 53 semi-detached and terraced houses with car parking and estate road (Land at Rye Crescent and Cuckmere Way) (part details of residential development of 111 dwellings permitted under ref 09/02931).

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

It was reported that the application had been amended by documents received on 15 July 2011. Comments from Highways Division were reported at the meeting.

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

8.8
COPERS COPE

(11/01372/FULL6) - 84 Copers Cope Road, Beckenham.

Description of application - Single storey side, rear and front extensions including conversion of garage to habitable accommodation.

Oral representations from Ward Member Councillor Russell Mellor in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that the application BE DEFERRED** without prejudice to any future consideration, to seek a reduction in the depth of the rearward projection.

8.9
BICKLEY

(11/01484/FULL1) - 15 Ringmer Way, Bickley, Bromley.

Description of application - Single storey 3 bedroom dwelling with associated landscaping and access.

Oral representations from Ward Member Councillor Catherine Rideout in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner with the addition of a further reason to read:-

'3 The proposal would be an overdevelopment of the site on land which is not previously developed resulting in a loss of garden land, out of character with the locality thereby detrimental to its visual amenities and character and harmful to the visual amenities of residential properties in Sibley Close contrary to policies BE1 and H7 of the Unitary Development Plan, Policy 3.5 of the Draft London Plan (2011) and PPS 3 'Housing'.'

SECTION 3

(Applications recommended for permission, approval or consent)

8.10 KELSEY AND EDEN PARK

(11/00167/FULL1) - Elmer Lodge, 11 Dunbar Avenue, Beckenham.

Description of application - Construction of shed with canopy for storage purposes RETROSPECTIVE APPLICATION.

Oral representations from Ward Member Councillor Peter Lynch in support of the application were received at the meeting.

Comments from Ward Member Councillor Peter Dean in support of the application were reported 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 the deletion of conditions 1 and 2.

8.11 WEST WICKHAM

(11/00441/FULL1) - 138 Hayes Chase, West Wickham.

Description amended to read:- Six bedroom two storey detached house including accommodation within the roof space and integral garage.

Oral representations in support of the application were received. Oral representations from Ward Member Councillor Jane Beckley were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the addition of a further informative to read:-

'3 You are advised to contact the following address regarding alignment of, connection to or diversion of a public sewer, or adoption of a sewer –

Thames Water
1 Kew Bridge
Brentford, Middlesex
TW8 0EF
Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk.'

**8.12
PENGE AND CATOR**

**(11/00614/FULL1) - 17 Wordsworth Road, Penge,
London SE20.**

Description of application - single storey and first floor rear extensions, conversion into 2 one bedroom self-contained flats and one studio flat, plus elevation alterations, vehicular and pedestrian timber gates fronting Southey Street to a maximum height of 2.1 metres and front/side boundary railings, maximum height 0.7 metres.

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

'8 The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.

9 Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently retained thereafter.

REASON: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.'

**8.13
FARNBOROUGH AND
CROFTON
CONSERVATION AREA**

(11/01107/FULL6) - 3 Park Avenue, Farnborough, Orpington.

Description of application - Detached single storey pool house to rear.

Members having considered the report and objections, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposed development would result in the overdevelopment of the site and would therefore fail to preserve or enhance the character and appearance of the Conservation Area, contrary to policies BE1 and BE11 of the Unitary Development Plan.

**8.14
PETTS WOOD AND KNOLL**

(11/01209/FULL6) - 240 Crescent Drive, Petts Wood, Orpington.

Description of application - Single storey rear extension and alterations to rear elevation.

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

It was reported that the application had been amended by documents received on 5 July 2011.

Members having considered the report, objections and representations, voted on a motion to refuse the application which failed at 2-6.

Following a second vote on a motion to approve the application, Members **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**8.15
CHELSFIELD AND PRATTS
BOTTOM**

(11/01266/FULL6) - 9 Ashbourne Rise, Orpington.

Description of application - Part one/two storey side extension, rear dormer window extension, insertion of roof lights in front and side elevation and conversion of garage to habitable accommodation.

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.

8.16
CHISLEHURST

(11/01408/FULL1) - 2 Berens Way, Chislehurst.

Description of application - Demolition of bungalow and erection of five bedroom detached dwelling with integral double garage.

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

The following words were deleted from the fourth paragraph on page 107 of the Chief Planner's report:- 'and conditions can be imposed to protect this tree and details of access can be conditioned.'

It was reported that further objections to the application had been received.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with the deletion of condition 14 and the addition of a further two conditions to read:-

14 Details of the means of privacy screening for the balcony(ies) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details and permanently retained as such.

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.

15 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.'

The informative in the report of the Chief Planner was amended to read:-

'INFORMATIVE

The widening of the crossover is unlikely to be acceptable as it would adversely affect the roots of the street tree.'

**8.17
BIGGIN HILL**

(11/01412/FULL1) - 49 Sunningvale Avenue, Biggin Hill.

Description of application - Erection of terrace of three 2 bedroom houses and six semi-detached 3 bedroom houses, ancillary car parking, bin storage and new access from Sunningvale Close.

The Chairman reported on the positive comments received from Ward Members.

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

**8.18
BROMLEY COMMON AND
KESTON**

(11/01440/FULL6) - 7 Poulters Wood, Keston.

Description of application - Part one/two storey side extension, including rear balcony; single storey front extension.

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

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The proposed extensions would, by reason of their size and siting, result in the overdevelopment of the site, out of character with the area and harmful to the visual amenities of the street scene, resulting in a retrograde lowering in the spatial standards to which the area is at present developed, contrary to Policies BE1 and H8 of the Unitary Development Plan.

**8.19
KELSEY AND EDEN PARK**

(11/01531/FULL6) - 7 Whitstone Lane, Beckenham.

Description of application - Single storey rear extension.

Oral representations from Ward Member Councillor Peter Lynch in objection to the application were received at the meeting.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE REFUSED** for the following reason:-

1 The addition of the rear conservatory would result in an unacceptable loss of privacy and visual amenity

to the existing properties to the rear of the proposed development contrary to Policies BE1 and H8 of the Unitary Development Plan.

The Meeting ended at 8.50 pm

Chairman

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SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 11/02361/FULL1

Ward:
Orpington

Address : Priory School Tintagel Road Orpington
BR5 4LG

OS Grid Ref: E: 547332 N: 166105

Applicant : The Governors

Objections : NO

Description of Development:

Solar Panels on roof

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Urban Open Space

Proposal

The proposal seeks to install a block of solar panels to the southern roof slope of the building to the north of the site.

The panels will have a width of 17m and a height of 9m, projecting from the roof slope by approximately 0.2m.

Location

The application site is located within a residential area to the east of Sevenoaks Way. The site is designated as Urban Open Space and comprises several school buildings and large playing fields belonging to the school site. The surrounding area is characterised by semi-detached and terraced dwellings.

Comments from Local Residents

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

Comments from Consultees

None.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development) and G8 (Urban Open Space) of the Unitary Development Plan.

London Plan Policy 4A.7 Sustainable and Energy Efficient Development is also a consideration.

Planning History

The site has an extensive recent planning history relating to boundary fencing, all weather pitches, a roof for the boxing academy and temporary classroom buildings.

Conclusions

The main issues relating to the application are the effect that it would have on the openness of the Urban Open Space, the character of the building and wider area and the impact on the amenities of neighbouring residential properties.

The proposed panels will cover a considerable area of the roof of the building and this is considered to have a clear impact on the character of the building. Having said this, the host building is very large and the covering of the area proposed with panels is not considered to impact to such an extent as to seriously harm the appearance of the building. In addition, the Council seeks to support renewable energy initiatives and it is considered that the visual impact is acceptable on balance.

The proposed development will utilise an existing roof and is therefore not considered to impact on the openness of the Urban Open Space. The panels will have a low bulk and are not considered to impair or significantly compromise the open nature of the site.

The proposed roof slope in question is sited within the built area of the site and is not clearly visible clearly from the closest of the nearby residential properties or the public realm. It is considered that the proposal would not harm the outlook or result in a visual impact to the occupants of these properties.

On balance it is considered that the proposed works would not impact on the character and rural appearance of the Green Belt and would not impact adversely on highway safety. It is therefore recommended that the proposal be granted planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02361, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the visual amenities of the area.

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
- G8 Urban Open Space

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

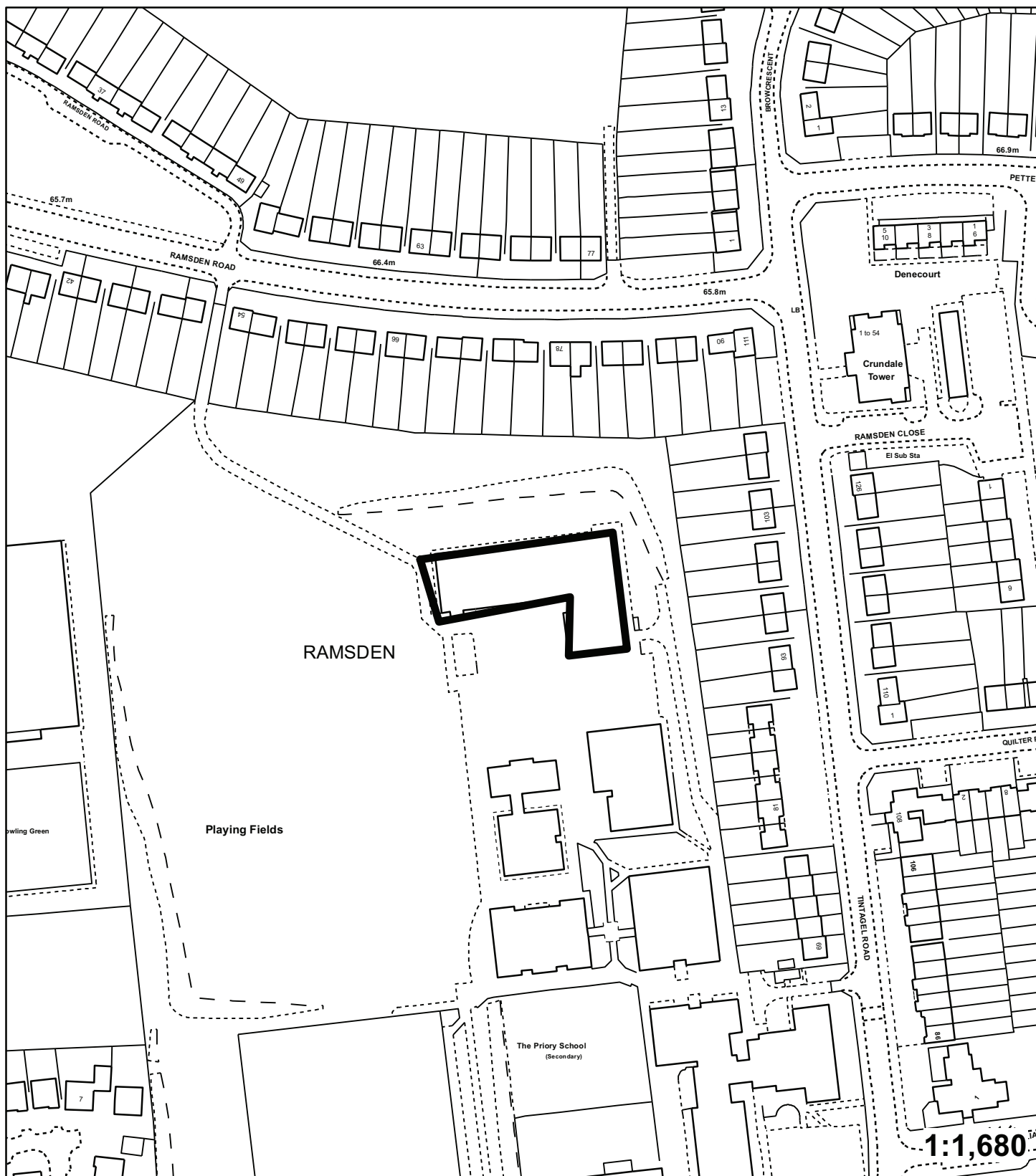
- (a) the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the impact on the open character of the Urban Open Space

and having regard to all other matters raised.

Application:11/02361/FULL1

Address: Priory School Tintagel Road Orpington BR5 4LG

Proposal: Solar Panels on roof



SECTION '2' – Applications meriting special consideration

Application No : 10/02964/FULL1

Ward:
Copers Cope

Address : 57 Albemarle Road Beckenham BR3
5HL

OS Grid Ref: E: 537992 N: 169723

Applicant : Mr And Mrs Ng

Objections : YES

Description of Development:

Demolition of Nos 57 and 57b and erection of three/ four storey block with accommodation in roof space comprising 1 one bedroom, 18 two bedroom and 2 three bedroom flats with 20 car parking spaces

Proposal

Planning permission is sought for the demolition of 57 and 57b Albemarle Road and the erection of a part 3/part 4 storey residential block of 21 flats.

- The existing properties, which comprise a large Victorian house and a smaller modern house, built in the 1980's, will be demolished, together with the removal of 12 trees on the site. A protected maple tree close to the south eastern front boundary will be retained.
- The building will be 3 storeys at the front and 4 storeys at the rear with a pitched roof with accommodation in the roofspace. There are two gable features on both the front and rear elevations with the building stepped back at the upper levels. In addition the front elevation is articulated across the width of the building.
- A 1.4m side space will be provided to the western boundary with a 3.2m separation to the eastern boundary at first floor level. At ground floor level the separation on this boundary will be 4.8m to accommodate the vehicular access to the rear.
- The front and rear elevations correspond the general building lines of neighbouring properties which are also residential blocks. The ridge line will also correspond to the ridge line of these blocks.
- The building will provide a mix of open market and affordable housing and a mix of unit sizes. Two 3 bed units, 2x2 bed wheelchair unit, 2x2 bed units and 1x1 bed unit will be affordable housing units and the remaining 13x2 bed flats will be market units.
- The 2 bed wheelchair units will be at ground floor.
- The two affordable 3 bed flats on the lower ground floor will have access to private amenity space. Of the remaining flats 7 will have private balconies

and there is a communal amenity space at the rear for the flats that do not have access to private space.

- Vehicular access will be via the existing access for 57b and 21 car parking spaces are proposed with 5 spaces at the front, 2 of which will be dedicated spaces for the wheelchair units, and 16 spaces at the rear. The spaces at the rear will be provided within a building using a car stacker system.
- A total of 21 cycle parking spaces will be provided, with cycle stores at the front and rear.
- A refuse and recycling store will be provided at the front.

The applicant has submitted numerous documents to support the application namely a Design and Access Statement, a Transport Statement, and Access Statement, a Noise Report, and Energy Assessment and a Statement of Community Involvement.

Location

The site is located close to Beckenham Town Centre on the north side of Albemarle Road. Immediately to the north is a mainline railway line. There are blocks of 12 and 10 residential flats to the west and east respectively and further blocks of flats to the south, with 2 detached houses directly opposite at 34a and 34b Albemarle Road.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows

- design, height, appearance and layout are out of proportion with surrounding properties
- adverse effect on highway safety from additional vehicles
- surface water system capacity is insufficient and loss of green garden area will make matters worse
- insufficient number of parking spaces will lead to more on street parking
- loss of trees
- noise, disturbance and dust
- density of development is too high
- loss of sunlight to rear garden of flats at 59 Albemarle Road
- noise and disturbance to flats at 59 from vehicular access
- overlooking to properties opposite

Comments from Consultees

The Council's Highways Officer raises no objection subject to standard conditions.

The Council's Drainage Consultant raises no objections.

Thames Water raises no objections.

The Council's Environmental Health Officer recommends a condition requesting a detailed report relating to the car stacker but does not anticipate any serious noise issues.

The Council's Housing Officer raises no objections.

Network Rail raises no objections.

Planning Considerations

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

- BE1 Design of New Development
- H1 Housing Supply
- H2 Affordable Housing
- H7 Housing Design and Density
- H9 Side Space
- T3 Parking
- T7 Bicycle Parking
- NE7 Development and Trees

In strategic terms the most relevant London Plan policies are:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 5.1 Climate Change Mitigation
- 5.7 Renewable Energy

The relevant national policy documents take into consideration of this application are PPS1 Developing Sustainable Communities and PPS3 Housing

From an arboricultural point of view there are no objections to the proposal subject to relevant conditions.

Planning History

Demolition of Nos 57 and 57b and erection of 5 storey block(including lower ground floor) comprising residential care home with 48 bedrooms and communal/amenity accommodation with decked area at rear (over parking), 20 car parking spaces and refuse enclosure (ref. 09/03210). This application was withdrawn.

Conclusions

The main issues to be considered are the loss of the existing dwellings, whether the level of development is acceptable, the impact on the amenity of neighbouring properties and the impact on highway safety.

In principle there is no objection to the loss of the existing buildings on the site. Although the loss of the Victorian house is regrettable the site does not lie within a conservation area and the building does not enjoy any statutory or local listing.

The proposed building will be 3 storeys high at the front with a steeply pitched roof and four storeys at the rear. There will be 4 flats in the roofspace area. The style of the building will be traditional with brick and tile materials and a pitched roof with gables to the front and rear and the same style roof on the west and east side elevations.

With regard to the scale of development the density proposed would be 410 habitable rooms per hectare. Policy H7 of the UDP recommends 300-450 habitable rooms in urban areas that have medium accessibility to public transport (PTAL 3). The London Plan 2011 recommends 70-170 units per hectare in this case and the application proposes 139 units per hectare.

Two windows will be provided in the upper floors of the western and eastern side elevations respectively. These serve as secondary windows for proposed living/dining rooms. In view of the potential to cause overlooking to the adjoining residential properties a condition requiring the windows to be obscure glazed and fixed is recommended,

The applicant has utilised a car stacker system for parking at the rear of the development thereby reducing the demand for space for surface level parking. The stacker system involves a building along the rear boundary measuring 4m high by 22.5m long. The building has a basement area below to allow cars to be lowered to allow cars from the upper deck to exit the building.

The amenity area provided is 90 sqm in size and would provide outdoor space for the 11 flats that do not have access to a private amenity space.

Although the density of development is at the upper end of the Council's indicative standards, it may be considered that the height, depth, scale and massing of the building relate satisfactorily to adjoining properties and can be accommodated within the site. It should be noted that the applicant reduced the size of the building significantly during pre applications discussions.

With regard to affordable housing the applicant will provide 7 units which meets the Council's requirements under Policy H2 in this respect.

With regard to the parking 21 spaces are provided for 21 units. This exceeds the Council's requirements in the UDP, which would be for 19.75 spaces, taking account of the mix and tenure of units. In addition it should be noted that there are single yellow lines on the road outside this property restricting parking during the busiest times of the day. The vehicular access point, that is already in use, is approx 70m from the junction of Westgate Road and Albemarle Road.

The applicant has submitted an Energy Statement which states that photovoltaic and solar panels can be provided to meet the requirements of the London Plan. In addition a sedum roof is proposed

Members may consider that the proposed high density building is of a height, scale and massing similar to other properties in Albemarle Road, The development meets the Council's standards in terms of the provision of affordable housing, car and bicycle parking levels, refuse and recycling and renewable energy measures. In view of this Members may consider that, on balance, the proposed development is acceptable subject to a S106 legal agreement to secure the provision of affordable housing.

Background papers referred to during the production of this report comprise all correspondence on file ref. 10/02964, excluding exempt information.

as amended by documents received on 29.07.2011 14.08.2011

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT relating to the provision of affordable housing

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 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACB01 Trees to be retained during building op.
ACB01R Reason B01
- 5 ACB02 Trees - protective fencing
ACB02R Reason B02
- 6 ACB03 Trees - no bonfires
ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains
ACB04R Reason B04
- 8 Before any work is commenced details of the depth, extent and means of foundation of the vehicular access shall be submitted to and approved in writing by the Local Planning Authority, and the excavations and foundations shall be carried out in accordance with the approved details.
ACB12R Reason B12
- 9 ACB16 Trees - no excavation
ACB16R Reason B16
- 10 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 11 ACC03 Details of windows
ACC03R Reason C03
- 12 ACD01 Surface water drainage - implementation
ADD01R Reason D01
- 13 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 14 ACI21 Secured By Design
ACI21R I21 reason

- 15 ACH02 Satisfactory parking - no details submit
ACH02R Reason H02
- 16 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 17 ACH22 Bicycle Parking
ACH22R Reason H22
- 18 ACH24 Stopping up of access
ACH24R Reason H24
- 19 ACH32 Highway Drainage
ADH32R Reason H32
- 20 Details of lighting to the car park and access certifying compliance with BS 5489=1:2003 shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to first occupation and shall be permanently maintained as such thereafter.
ACH01R Reason H01
- 21 ACK05 Slab levels - no details submitted
ACK05R K05 reason
- 22 ACK03 No equipment on roof
Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 4A.7 of the London Plan.
- 23 ACI12 Obscure glazing (1 insert) in the east and west flank elevations
ACI12R I12 reason (1 insert) BE1
- 24 ACI10 Side space (1 insert) a minimum of 1m west
ACI10R Reason I10
- 25 Prior to the commencement of the construction of the building for the car stacker an acoustic report shall be submitted and approved in writing to include measures to attenuate noise generated by the operation of any equipment associated with this operation. The approved measures shall be implemented prior to the first use of the car stacker and permanently retained thereafter.
Reason: To comply with Policy BE1 of the Unitary Development Plan and to protect the amenity of existing and future residents.
- 26 Before any works on site are commenced, a site-wide energy strategy assessment shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve an overall reduction in carbon dioxide emissions of 25% above the 2010 Building Regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation.. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.
Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

Reasons for permission:

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

- BE1 Design of New Development
- T3 Parking
- T7 Bicycle Parking
- NE7 Development and Trees
- H9 Side Space

together with the following policies from the London Plan 2011-08-30

- 5.1 Climate Change Mitigation
- 5.7 Renewable Energy

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 areas
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, in relation to privacy, light and outlook
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and spaces around them
- (g) accessibility to buildings
- (h) the housing policies of the development plan
- (i) sustainability issues
- (j) the relationship of the development to trees to be retained
- (k) the provision of satisfactory living accommodation for future residents of the flats/houses

and having regard to all other matters raised.

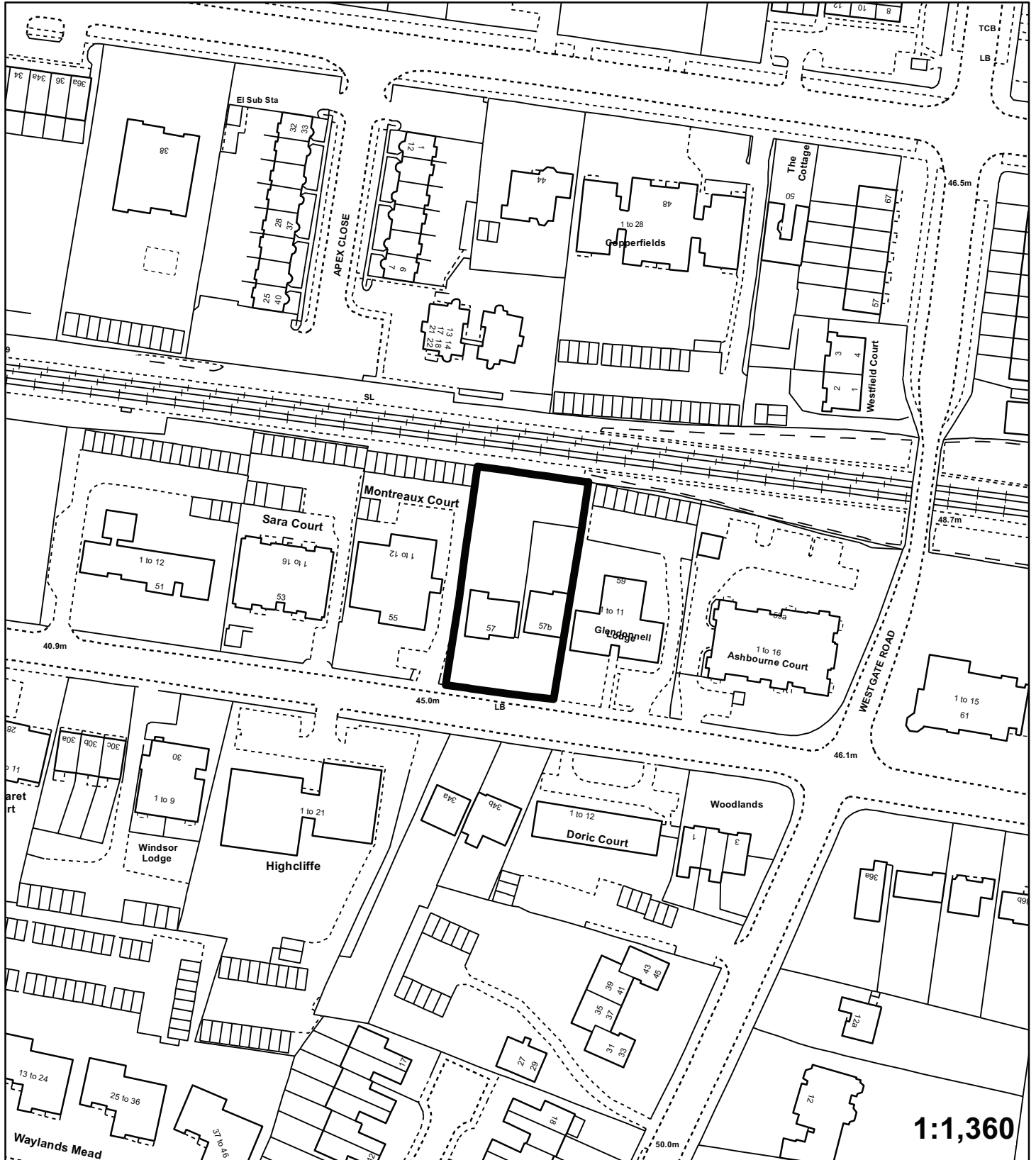
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus considered necessary and practical to help with the modification of vehicular crossover hereby permitted shall be undertaken at the cost of the applicant.

Application:10/02964/FULL1

Address: 57 Albemarle Road Beckenham BR3 5HL

Proposal: Demolition of Nos 57 and 57b and erection of three/ four storey block with accommodation in roof space comprising 1 one bedroom, 18 two bedroom and 2 three bedroom flats with 20 car parking spaces



SECTION '2' – Applications meriting special consideration

Application No : 11/00315/FULL6

Ward:
Farnborough And Crofton

Address : Lulworth Elm Walk Orpington BR6 8LX

OS Grid Ref: E: 542912 N: 165302

Applicant : Mr M Harris

Objections : YES

Description of Development:

Single storey building at side for swimming pool plant room
RETROSPECTIVE APPLICATION

Key designations:

Conservation Area: Farnborough Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Locally Listed Building

Proposal

This application was deferred from Plans Sub Committee on 12th May 2011 in order to allow completion of works to a level to satisfy the requirements of Environmental Health in relation to noise mitigation within a period of 2 months of the committee. The Environmental Health Officer has now visited the site and taken updated noise measurements during the evening. His comments are as follows:

Measurements taken were: LA90 = 37.4 dB (Taken away from the plant room); LA90 = 38.7 dB (Taken near the pump room with plant running). Thus the difference between the LA90 values represents the steady noise associated with the plant room. Thus, providing the plant was fully operational, the noise from the plant room at the measurement position was 32.8 dB. I calculate the noise level at the nearest noise sensitive windows of the adjacent property would be at least 5dB below this value. A closed window would be expected to reduce this value further by around a further 33dB internally. Even if the window was open attenuation internally would be at least 15dB. I therefore consider it unreasonable to expect further works to be undertaken.

On the basis of the EHO comments it is suggested that the proposed condition be amended to ensure that the noise attenuation that has been carried out is maintained.

The previous report is repeated below, updated where necessary.

This application seeks retrospective permission for a single storey side extension to house equipment related to an existing swimming pool at the site.

A detailed noise assessment has been submitted to accompany the application.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from Cranford (immediately adjacent to the development) which can be summarised as follows:

- unauthorised plant room has been in place for four years
- noise disturbance is still ongoing
- odour generated by the plant room machinery
- plant room should have been constructed next to the swimming pool
- recent application for the same development was refused due to loss of amenity to neighbour
- noise survey is a cynical ploy to circumvent the rules and no improvement has been noticed

Comments from Consultees

No objections are raised from a conservation perspective.

The Environmental Health Officer has reviewed the submitted noise survey and suggests a condition to ensure that the measures set out in the noise assessment are implemented in order to achieve the reduction in noise as set out in the survey.

Planning Considerations

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

BE1 Design of New Development

BE11 Conservation Areas

H8 Residential Extensions

4A.20 (London Plan) Reducing noise and enhancing soundscapes

PPS24 Planning and Noise

Planning History

Relevant planning history includes application ref. 06/02300, for which permission was granted for two storey side and rear extensions, and a single storey side and rear extension to form existing pool enclosure, together with a double garage extension at front. Under subsequent application ref. 06/03615, permission was granted for amendments to that scheme.

Under ref. 08/03188, permission was refused for the development for which permission is sought here, for the following reason:

The extension and swimming pool equipment housed within it give rise to unacceptable noise and disturbance to the adjacent property 'Cranford' in particular at night time and the proposal is therefore contrary to Policy BE1 of the UDP, Policy 4A.20 of the London Plan and PPS24 - Planning and Noise.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties, in particular with regard to any noise generated from within the extension, given that its primary purpose is to house the swimming pool equipment.

This application follows the approval of planning permission being granted for an enclosed swimming pool. Under application ref. 06/02300, permission was granted for two storey side and rear extensions, and a single storey side and rear extension to form existing pool enclosure, together with a double garage extension at front. Under subsequent application ref. 06/03615, permission was granted for amendments to that scheme. Both applications included a condition requiring details of all pool/filtration plant/heating equipment to be submitted to and approved by the Local Planning Authority before the pool use commences.

This retrospective application is for a single storey side extension which will contain the plant room for the swimming pool. A Breach of Condition Notice issued dated 1st September 2008 requires the cessation of the pool and pool equipment until details of all pool/ filtration plant/heating equipment have been submitted to the Local Planning Authority for approval. Details of the technical specification of the equipment has been submitted to the Council.

In terms of its external design, the structure is considered to be relatively small in relation to the main dwelling, somewhat obscured and therefore unlikely to undermine the character and appearance of the main dwelling or surrounding Conservation Area.

The main issue for consideration is therefore considered to relate to the environmental impact of the plant room, with particular regard for noise pollution. Unlike in the case of the previous refusal, a noise survey has been submitted with the application. Some insulation works, including double glazed doors and ceiling insulation have been carried out following offers from the applicant at site meetings, however the noise assessment indicates that further work is required to achieve an acceptable situation. This work has now been carried out and the EHO has found the noise output to now be acceptable.

Members refused the previous application and the updated application to be determined now includes a noise assessment by an acoustic consultant, which demonstrates that effective sound insulation may be achieved if its

recommendations are followed. The works have been carried out and the noise output is within acceptable limits.

It is therefore recommended that permission be granted, subject to the retention of measures to achieve the noise reduction set out in the report.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 A scheme of noise mitigation measures shall be submitted to and approved by the Local Planning Authority within one month of the date of this decision, and implemented in accordance with, but not limited to, measures detailed in the Anderson Acoustics Report no 1341_001R_1-0_aek (dated 31st December 2010) in order to achieve the boundary noise levels as stated in Sections 5 and 6 of that report. The works shall be completed within one month of the date of approval of the scheme and shall be permanently maintained thereafter so as to achieve the required boundary noise levels unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring residential property and to accord with Policy BE1 of the Unitary Development Plan.

- 2 There shall be no change or addition to the plant and equipment (with the exception of its removal) located within the extension hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring residential property and to accord with Policy BE1 of the Unitary Development Plan.

- 3 There shall be no elevational alterations or any further plant or mechanical or electrical equipment attached to the building without the prior approval in writing of the Local Planning Authority

Reason: In the interests of the amenities of the neighbouring residential property and to accord with Policy BE1 of the Unitary Development Plan.

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

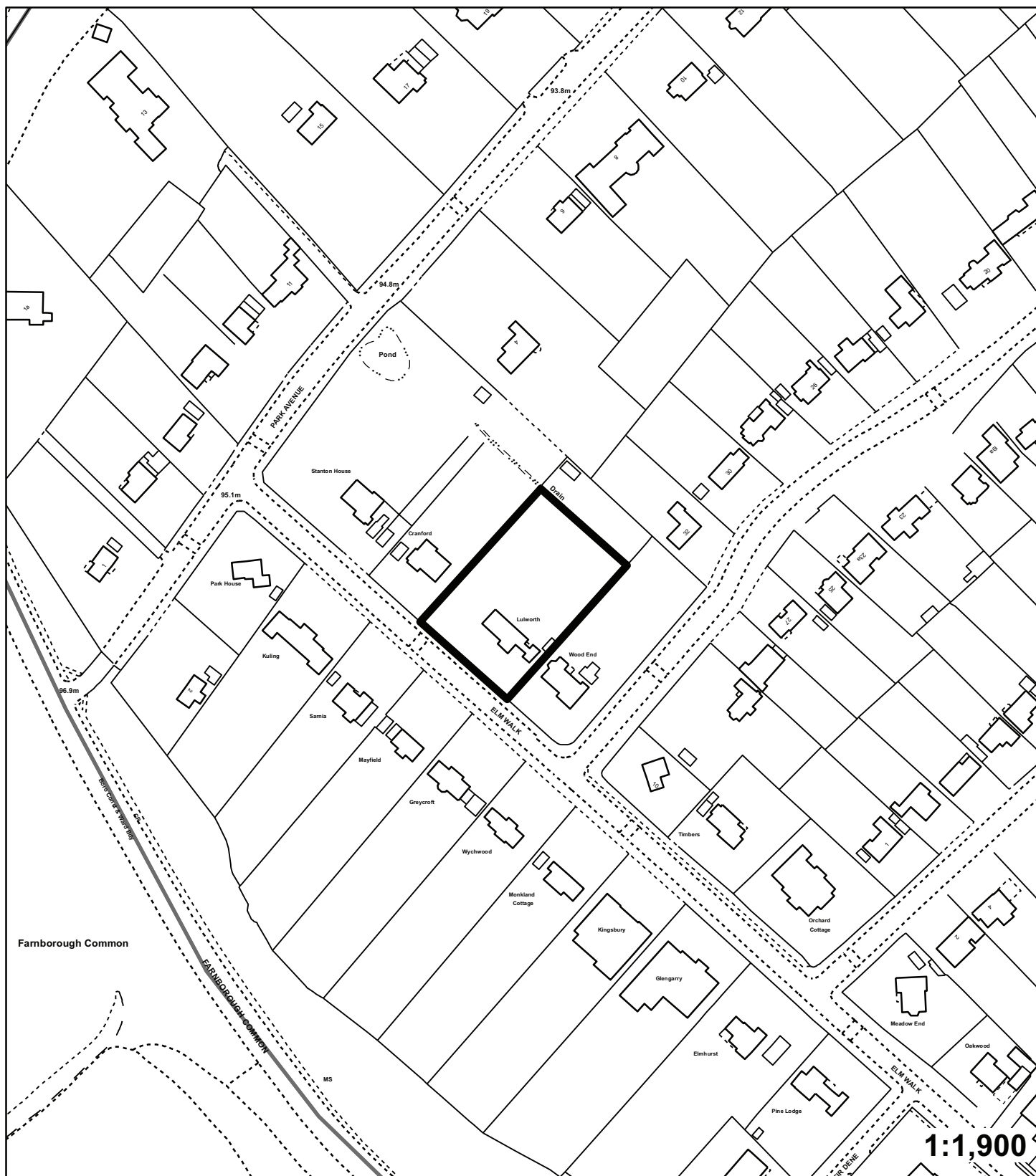
The extension is considered to be acceptable in terms of its impact upon the Conservation Area and the host dwelling, and subject to suitable noise amelioration as required by condition, and a restriction on further alterations, should not have any serious adverse impact upon the amenities of adjoining residential properties, therefore complying with the aims and requirements of Unitary Development Plan Policies H8, BE1 and BE11, and London Plan Policy 4A.20.

and having regard to all other matters raised.

Application:11/00315/FULL6

Address: Lulworth Elm Walk Orpington BR6 8LX

Proposal: Single storey building at side for swimming pool plant room
RETROSPECTIVE APPLICATION



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SECTION '2' – Applications meriting special consideration

Application No : 11/00537/FULL1

Ward:
Chislehurst

Address : Land At Former Kemnal Manor Estate
Kemnal Road Chislehurst

OS Grid Ref: E: 544886 N: 171773

Applicant : Memorial Property Investments Ltd

Objections : YES

Description of Development:

Chapel with vestry and toilet (revised design to scheme permitted under ref. 05/03871 for use of land for human burials including chapel and other buildings, car parking and vehicular access)

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation
Tree Preservation Order

The application was deferred at the Plans Sub Committee meeting of 18th August 2011 to address highways concerns and to seek a revision whereby some of the ancillary facilities proposed under withdrawn application ref. 11/01721 will be provided within the chapel building. The applicant has submitted a revised scheme incorporating a reduced seating capacity and offices within the chapel building. The previous report, amended where appropriate, is repeated below.

Proposal

- Revised design of 100 seat chapel previously approved under planning permission ref. 05/03871 granted for change of use of former parkland to use for human burials, erection of a detached chapel, a cupola shelter, tractor shed and staff facilities, a surface car park for approx. 75 vehicles, accessway, landscaping and new vehicular access to/from Sidcup By-Pass (A20)
- chapel will seat 80 mourners and will include a vestry, WC and a covered entrance where hearses will arrive with a gathering space for mourners
- chapel will be similar in scale to that previously approved

- materials will include natural stone walling, natural slate roofing, large glazed openings within a timber frame structure
- application states that design is intended to allow flow through the building and for a purer form and usage to be attained.

The applications are accompanied by Planning Statements and a Design and Access Statements.

Site and surroundings

- Former Kemnal Manor Estate grounds are situated on the south-west side of the A20 (Sidcup Road/By-Pass) which forms part of the northern boundary of the borough with London Borough of Bexley and is a short distance from the boundary with London Borough of Greenwich
- Kemnal Estate is a large expanse of generally neglected former grounds of the long since destroyed former manor house
- site is wholly within an inner wedge of the Green Belt and additionally falls within the Chislehurst Conservation Area whilst parts of the Kemnal Manor grounds are designated as a Site of Importance for Nature Conservation (SINC)
- works have commenced on the implementation of the 2006 planning permission granted for a cemetery with ancillary facilities.

Comments from Local Residents

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

- roof is exceptionally large
- harm to openness of Green Belt
- condition 13 vii of planning permission ref. 05/03871 regarding a specific landscaping scheme adjacent to the residential dwelling at The Glasshouse was not addressed under application ref. 09/01995
- no details of basement in revised scheme
- basement is a crematorium in waiting – coffin store is unnecessary
- planning statement is misleading – The Glasshouse is adjacent to site and affected by aggressive and cynical commercial development
- significant felling of trees to date
- it is not clear what assessment was made of Green Belt, environmental and trees impacts prior to the grant of planning permission ref. 05/03871 .

Members should note that the application has been revised and previously proposed basement accommodation referred to above has been removed. The Council has only approved the first of five phases of landscaping to the north of the site and this is not in close proximity to The Glasshouse.

Highways comments will be reported verbally at the meeting.

- Metropolitan Police Crime Prevention Design Advisor – no objections

- London Borough of Bexley - no objections
- Waste Advisers – no objections regarding refuse collection arrangements
- Thames Water - no objections
- Council's in-house drainage consultant – no objections
- Environmental Health – no objections
- Advisory Panel for Conservation Areas - no objections.

Planning History

Planning permission was granted in November 2006 for change of use of former parkland to use for human burials, erection of a detached chapel, a cupola shelter, tractor shed and staff facilities, a surface car park for approx. 75 vehicles, accessway, landscaping and new vehicular access to/from Sidcup By-Pass (A20) (ref. 05/03871).

Planning Considerations

The main policies of the Bromley Unitary Development Plan considered to be relevant to this application include:

- G1 The Green Belt
- BE1 Design of New Development
- BE11 Conservation Areas
- BE14 Trees in Conservation Areas
- C1 Community Facilities
- T3 Parking
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.16 Green Belt
- 7.23 Burial spaces.

Planning Policy Guidance Note 2 (PPG2) states at paragraph 3.4 that the construction of new buildings inside a Green Belt is inappropriate unless they are for specified purposes, including essential facilities for cemeteries. Paragraph 3.5 states that essential facilities should be 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.

No significant trees will be affected by the proposals.

Conclusions

The sites is not in close proximity to any other properties. The main issues to be considered in these cases are whether the proposals are appropriate development

in the Green Belt and the impact of the proposal on the character and appearance of the conservation area and on the openness of the Green Belt.

The proposal is considered to be an essential facility for a cemetery and is appropriate development in the Green Belt. The building is similar in scale to the previously approved chapel and it can be considered that the design and materials are of a high quality and represent an improvement on the previous scheme. Subject to highways comments to be reported verbally at the meeting the proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence and other documents on files refs. 05/03871, 09/01995 and 11/0053,7 excluding exempt information.

as amended by documents received on 08.04.2011 19.05.2011

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'nl surfaces) |
| | ACC01R | Reason C01 |
| 3 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 4 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 5 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |

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

- G1 The Green Belt
- BE1 Design of New Development
- BE11 Conservation Areas
- BE14 Trees in Conservation Areas
- C1 Community Facilities
- T3 Parking
- T18 Road Safety

London Plan

- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.6 Architecture

- 7.16 Green Belt
- 7.23 Burial spaces

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

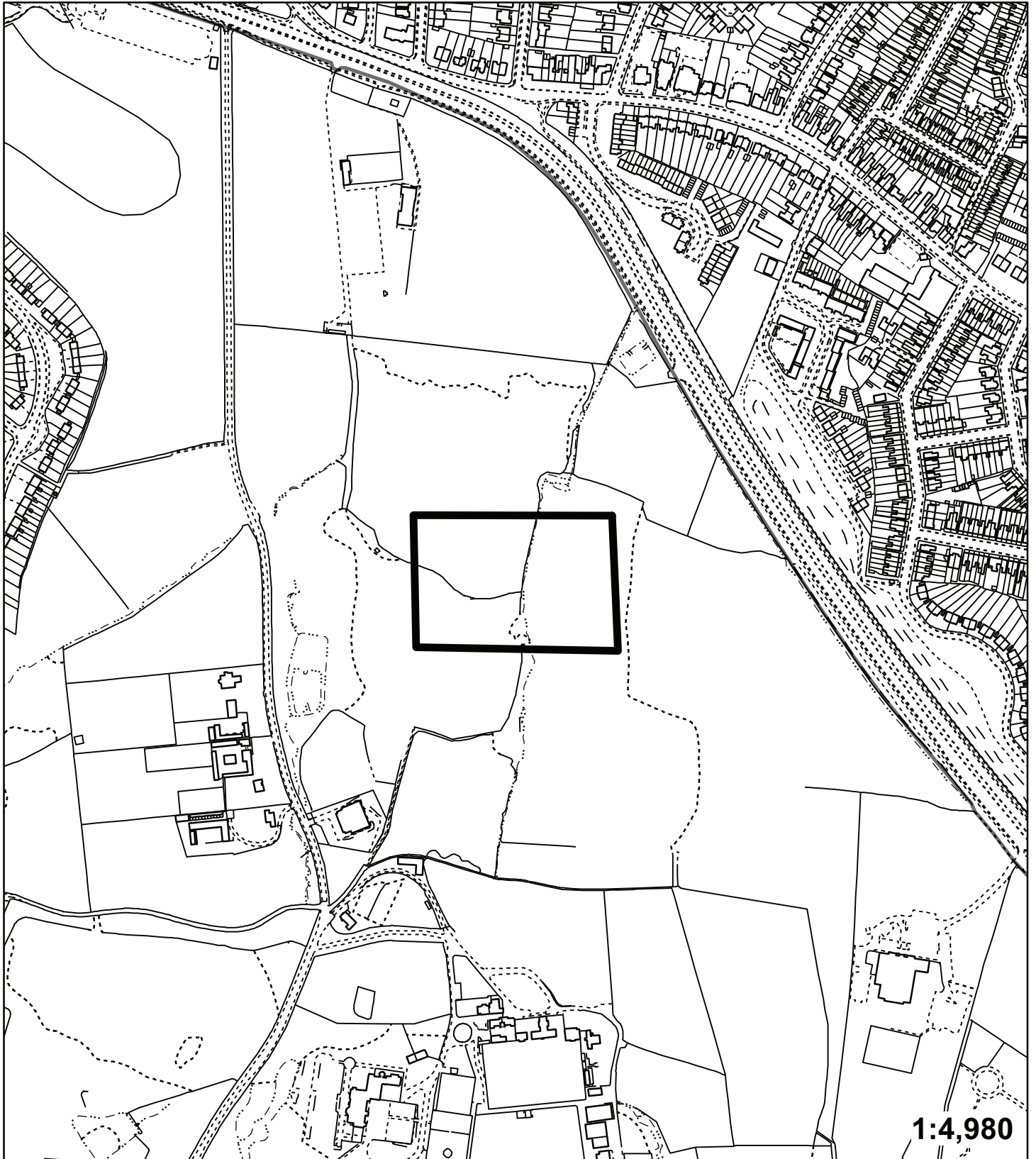
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character and appearance of the development in the Chislehurst Conservation Area
- (d) the impact on the openness and visual amenities of the Green Belt
- (e) the impact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

and having regard to all other matters raised.

Application:11/00537/FULL1

Address: Land At Former Kemnal Manor Estate Kemnal Road Chislehurst

Proposal: Chapel with vestry and toilet (revised design to scheme permitted under ref. 05/03871 for use of land for human burials including chapel and other buildings, car parking and vehicular access)



SECTION '2' – Applications meriting special consideration

Application No : 11/00904/FULL1

Ward:
Chislehurst

Address : Beaverwood Lodge Sports And Leisure
Club Beaverwood Road Chislehurst
BR7 6HF

OS Grid Ref: E: 545467 N: 170958

Applicant : Mrs S J Johnson

Objections : NO

Description of Development:

Two storey replacement sports/ leisure and functions/ pavilion building including bar/ kitchen/ function room, indoor leisure, changing rooms, basement storage, ancillary offices and caretakers flat

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds

Joint report with application ref. 11/00910

Proposal

This planning application is to replace the existing sports club with a new two storey pavilion building comprising sports and leisure elements, as well as facilities for functions, including a bar, kitchen, function room, changing room, basement storage, ancillary offices, and caretaker's flat within the building. The application is made in full rather than in outline.

The applicant states it is proposed to continue the existing use of the site. Within the existing pavilion there is currently a caretaker's flat. The applicant states that the existing uses will be re-housed within the new pavilion building, but in a more appropriate manner with improved facilities. The replacement building would be in a very similar location to the existing one, and it is not proposed to encroach on the open part of the Green Belt.

No trees would be affected by the development.

Consent has also been applied for to demolish the existing building as it falls within the Chislehurst Conservation Area (ref. 11/00910) also on this agenda.

Location

The application site is on Beaverwood Road, Chislehurst and comprises a sports ground with football pitches, tennis courts and a two storey sports pavilion building. It falls within the Green Belt and Chislehurst Conservation Area. Nearby is Beaverwood Girls School, and adjacent is the Council Depot and there is a car dealership and petrol garage to the south.

Comments from Local Residents

No objections were received from nearby owners/occupiers that were notified of the application.

Comments from Consultees

From an Environmental Health standpoint, no objections are raised subject to an appropriate condition.

From a Heritage and Design standpoint, no objections are raised subject to appropriate materials and landscaping conditions being imposed.

The Advisory Panel for Conservation Areas (APCA) objects to the proposal because of its bulk, materials and design, which is considered inappropriate to its conservation area and green belt location.

English Heritage has not raised any concerns and commented that the application should be determined in accordance with national and local policy guidance.

From a Highways standpoint, Transport for London has no strategic concerns with the application.

The Council's Highways Section has no overall objections are raised in principle, although it is suggested that a transport assessment be submitted, as it is over the threshold suggested by the DoT for such assessments.

No objections are raised from a refuse point of view

From a crime prevention point of view, no objections are raised subject to the imposition of a standard 'secured by design' condition.

The application has been referred to the Greater London Authority (GLA) as the floor space proposed within the Green Belt exceeds the referral threshold in the relevant Order. The GLA has raised various concerns, mainly concerning whether very special circumstances exist to justify inappropriate development within the Green Belt. Other issues such as urban design, inclusive design, and climate change / mitigation have also been raised. The applicant has sought to address

these concerns. Should Members be minded to grant permission, the application will have to be referred back to the GLA.

Planning Considerations

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

BE1 Design of New Development
BE11 Conservation Areas
G1 Green Belt
T1 Transport Demand
T2 Assessment of Transport Effects

PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS5 Planning for the historical environment

London Plan 2011 - specifically those policies relating to the green belt, design, sustainable development and climate change.

As part of the application process, it is necessary for the Council to give a Screening Opinion by virtue of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as to whether the Council considers the proposal to be "EIA development" within the meaning of the 2011 Regulations.

Having carefully examined the proposals, it is considered that the development falls within the descriptions at paragraphs 10 (b) of Column 1 and exceeds the thresholds in Column 2 of the table in Schedule 2 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Therefore, the proposals would be "Schedule 2 Development" within the meaning of the 2011 Regulations.

However, having taken into account the selection criteria in Schedule 3 of the Regulations and the terms of the relevant European Directive, it is considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. This opinion is expressed taking into account all the relevant matters including the information submitted with the application, advice from technical consultees, and the scale of the proposed development on the site.

Accordingly, the proposed development is not considered "EIA development" within the meaning of the 2011 Regulations.

Conclusions

The main issues to be considered are: (i) the principle of the development within the Green Belt; (ii) the impact of the new building on the amenities of residents of nearby properties; (iii) the impact on the character and appearance of the Chislehurst Conservation Area, specifically whether it would preserve or enhance

its character; (iv) the impact on highway safety; and (v) energy / climate change measures.

In terms of the Green Belt, the main issue is whether the proposal is inappropriate development for the purposes of PPG2 and development plan policy (UDP G1), and if so whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

In this case, whilst the proposal contains some elements that could be considered essential for outdoor sports, as specified in PPG2, the proposal is too large to meet all the criteria of paragraph 3.5 of PPG2. The proposal therefore constitutes inappropriate development in the Green Belt. PPG2 states that inappropriate development is by definition harmful to the Green Belt and it is for the applicant to show why permission should be granted. The applicant is required to demonstrate 'very special circumstances'. In this case, the applicant has put forward reasons as follows: that the building is beyond economic repair and is not sustainable or carbon or energy efficient. A comprehensive list of fundamental defects within the existing building is listed. The applicant has argued that these factors constitute the very special circumstances necessary to justify inappropriate development in the Green Belt. Members will need to carefully consider whether they are satisfied such factors constitute very special circumstances, to justify such inappropriate development. On balance, given the poor state of repair of the existing building, Members may accept that such factors do in this case constitute 'very special circumstances'.

Further, it should be noted that the increase in footprint is not significant, the new building being of a different shape. Although the building will be higher than the existing structure, the increase in height is not considered to adversely affect the openness of the Green Belt. Following the comments of the GLA regarding height, the applicant has marginally lowered the overall ridge height. The new building is generally positioned in the same location as the existing one. Also, given the design of the proposed building, and the fact that there is already a substantial existing building on the site which will be demolished, it is not considered that the openness of the Green Belt will be impaired or affected in any significant way by the proposal.

In terms of the amenities of residents, the application is considered satisfactory. No objections were raised by residents. Regarding any overlooking and privacy, the proposed building is considered to be of sufficient distance from other properties in the vicinity not to cause any problems in this regard. In any event, the building is replacing an existing one in a similar position and of a similar footprint size. The proposal is considered to have a satisfactory relationship with the existing properties, including the locally listed ones. The overall layout, including the position of car parking is considered acceptable, very much following that of the existing building and parking area. Overall, the amenities of local residents are considered to be adequately protected.

In terms of character and appearance of the area, the existing building is not considered to be of any particular merit, is in a poor state of repair, and makes a

neutral contribution to the Conservation Area. As stated, the height of the new building would be higher than the existing building, although the footprint is much the same. Architecturally, the scheme is considered well articulated and attractively designed, with a pitched tiled roof, and would use high quality materials. A balcony is proposed at first floor level to take advantage of the views at the site. The proposed design is considered to represent an improvement over the existing building in terms of its design and form. It is not considered the proposed building would appear incongruous or out of place in this location. Overall, it is considered it would enhance the character and appearance of the Chislehurst Conservation Area.

Turning to highways matters, no strategic objections have been raised by Transport for London. Therefore, it is not considered the current application should be resisted on highways grounds.

In terms of renewable energy, the roof has been designed to allow for the installation of PV solar collectors and a detailed energy assessment was submitted with the application.

Overall, it is considered that the proposed scheme is acceptable in terms of its design, height and scale, and would not affect the openness of the Green Belt. The proposal would not result in a loss of amenity or privacy to the occupants of properties in the vicinity. There are no fundamental objections from a highway standpoint.

Background papers referred to during production of this report comprise all correspondence on file ref.11/00904, excluding exempt information.

RECOMMENDATION: PERMISSION SUBJECT TO ANY DIRECTION FROM THE GLA

Subject to the following conditions:

- | | | |
|---|--------|---|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA02 | Details req. pursuant outline permission appearance and landscaping |
| | ACA04R | Reason A04 |
| 3 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 4 | ACC01 | Satisfactory materials (ext'n'l surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 6 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 7 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 8 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |

- | | | |
|----|--------|--------------------------------------|
| 9 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 10 | ACH27 | Arrangements for construction period |
| | ACH27R | Reason H27 |
| 11 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 12 | ACK01 | Compliance with submitted plan |

Reason: In order to comply with Policy BE1 of the Unitary Development Plan.

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
- BE11 Conservation Areas
- G1 Green Belt
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T11 New accesses

The development is considered satisfactory in relation to the following:

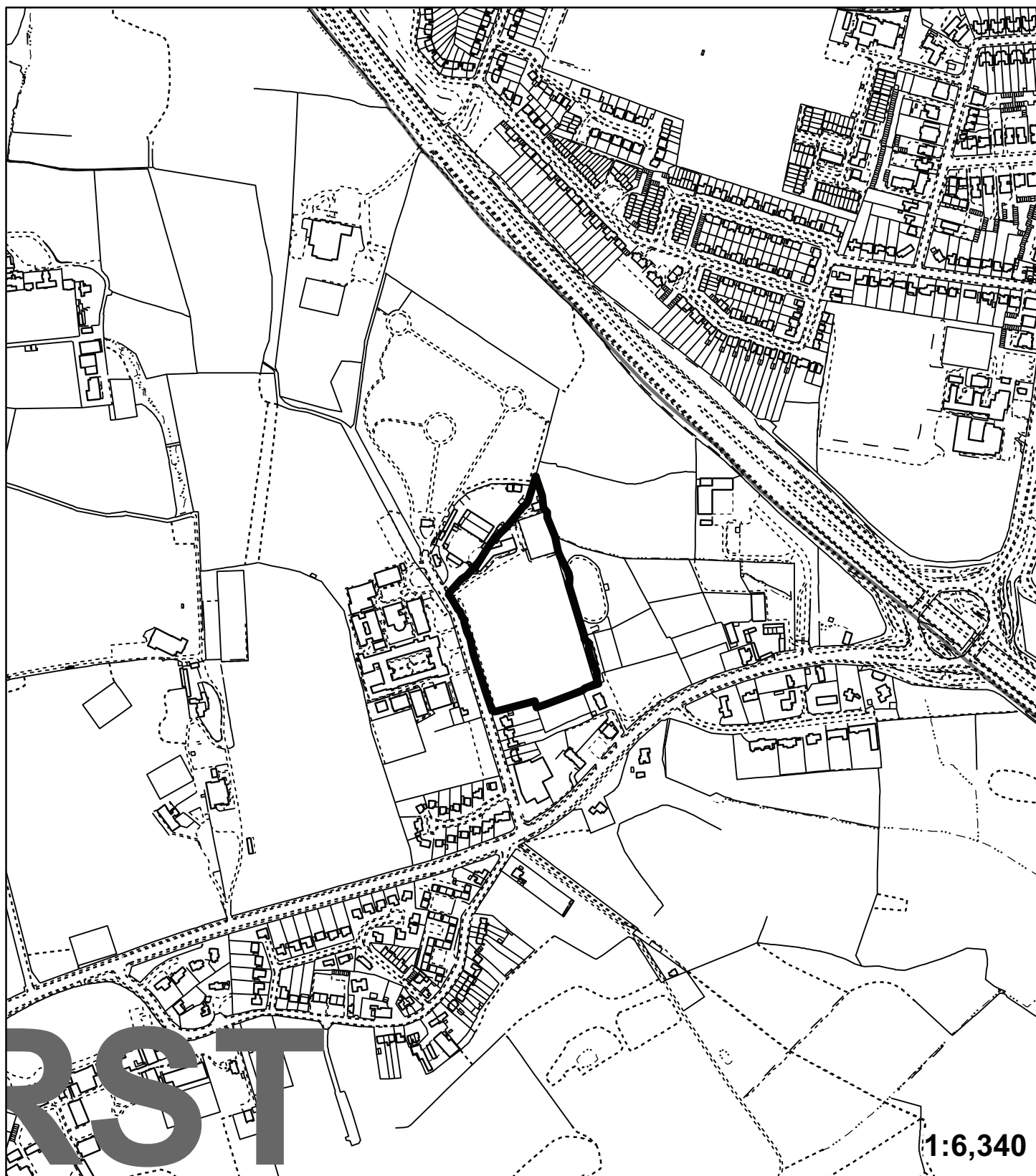
- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding areas
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, in relation to privacy, light and outlook
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and spaces around them
- (g) accessibility to buildings
- (h) the sustainability policies of the development plan
- (i) the transport policies of the development plan
- (j) the setting, character and appearance of the conservation area and green belt

and having regard to all other matters raised.

Application:11/00904/FULL1

Address: Beaverwood Lodge Sports And Leisure Club Beaverwood Road Chislehurst BR7 6HF

Proposal: Two storey replacement sports/ leisure and functions/ pavilion building including bar/ kitchen/ function room, indoor leisure, changing rooms, basement storage, ancillary offices and caretakers flat



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SECTION '2' – Applications meriting special consideration

Application No : 11/00910/CAC

Ward:
Chislehurst

Address : Beaverwood Lodge Sports And Leisure
Club Beaverwood Road Chislehurst
BR7 6HF

OS Grid Ref: E: 545467 N: 170958

Applicant : Ms S. Humphreys

Objections : NO

Description of Development:

Demolition of two storey sports/ leisure and functions/ pavilion building
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building near

Joint report with application ref. 11/00904

Proposal

Consent is sought to demolish the existing building within a conservation area. A replacement building is proposed as submitted under ref. 11/00904.

Location

The application site is on Beaverwood Road, Chislehurst and comprises a sports ground with football pitches, tennis courts and a two storey sports pavilion building. It falls within the Green Belt and Chislehurst Conservation Area. Nearby is Beaverwood Girls School, and adjacent is the Council Depot and there is a car dealership and petrol garage to the south.

Comments from Local Residents

No objections were received from nearby owners/occupiers that were notified of the application.

Comments from Consultees

From a Heritage and Design point, no objections are raised to the demolition of this building.

The Advisory Panel for Conservation Areas (APCA) objects to the proposal because of its bulk, materials and design, which is considered inappropriate to its conservation area and green belt location.

English Heritage has not raised any concerns and commented that the application should be determined in accordance with national and local policy guidance.

Planning Considerations

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

BE1 New Development
BE11 Conservation Areas
BE12 Demolition in Conservation Areas
G1 Green Belt

PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS5 Planning for the historical environment

Conclusions

The existing building is not considered to be of any particular merit, is in a poor state of repair, and makes a neutral contribution to the Conservation Area. Architecturally, the replacement building is considered well articulated and attractively designed, with a pitched tiled roof, and would use high quality materials. A balcony is proposed at first floor level to take advantage of the attractive views at the site. The proposed replacement design is considered to represent an improvement over the existing building in terms of its design and form.

Overall, it is considered it would enhance the character and appearance of the Chislehurst Conservation Area, and would not harm the openness of the Green Belt. Acceptable and detailed plans for a replacement scheme have been submitted. Accordingly it is therefore recommended that Conservation Area Consent be granted.

Background papers referred to during production of this report comprise all correspondence on file ref.11/00910, excluding exempt information.

Should Members be minded to grant permission, the following conditions are suggested.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACG01 | Comm.of dev-Listed Building and Con.Area |
| | ACG01R | Reason G01 |
| 2 | AJ05B | Justification CONSERV AREA CONSENT |

Reasons for granting consent:

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

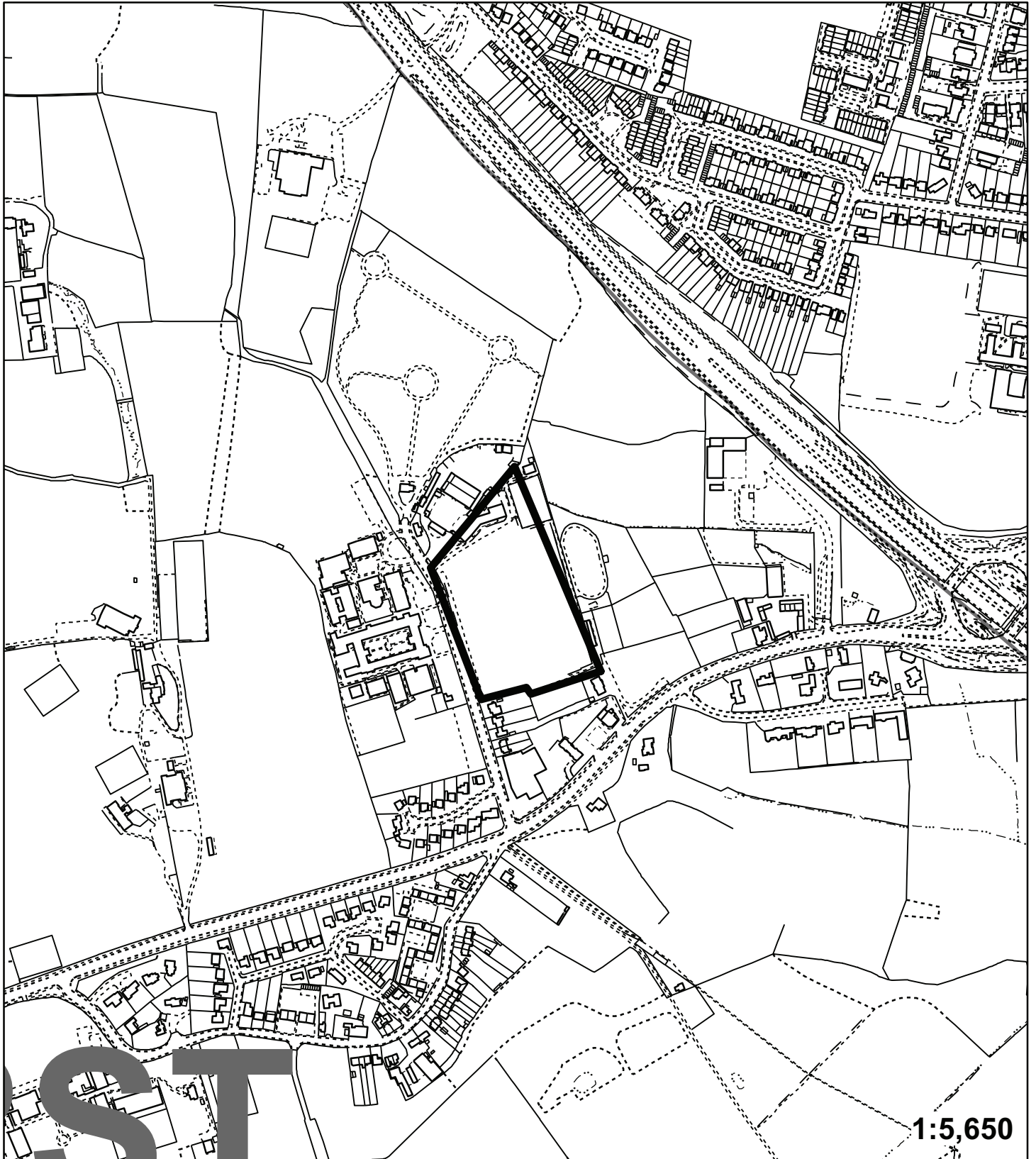
- BE1 New Development
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- G1 Green Belt

- PPS1 Delivering Sustainable Development
- PPG2 Green Belts
- PPS5 Planning for the historical environment

Application:11/00910/CAC

Address: Beaverwood Lodge Sports And Leisure Club Beaverwood Road Chislehurst BR7 6HF

Proposal: Demolition of two storey sports/ leisure and functions/ pavilion building CONSERVATION AREA CONSENT



SECTION '2' – Applications meriting special consideration

Application No : 11/01317/FULL1

Ward:
Bromley Town

Address : Prospect House 19 - 21 Homesdale
Road Bromley BR2 9LY

OS Grid Ref: E: 541103 N: 168302

Applicant : AMC New Homes

Objections : YES

Description of Development:

Five storey building comprising 23 one bedroom, 10 two bedroom and 4 three bedroom flats with 21 car parking spaces, bicycle parking and refuse/ recycling storage at basement level

Key designations:

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

Proposal

Demolition of existing office block and replacement five storey building comprising:

- 23 one bedroom flats
- 10 two bedroom flats
- 4 three bedroom flats
- basement level to provide 21 car parking spaces, parking for 46 bicycles and refuse/recycling store.

The applicant has submitted the following information to support the application:

- Design, Access and Planning Statement
- Commercial Surveyors/Marketing Letter
- Energy Statement
- Ground Investigation Report
- Environmental Report
- Arboricultural Survey
- 16 point checklist for lifetime homes criteria
- Accessibility and Parking Study

- Travel Plan
- Drainage Report

Location

- The application site is a three storey office building with pitched roof located on the northern side of Homesdale Road
- it contains basement and surface-level parking for 30 vehicles, with access from Wimpole Close to the rear
- adjacent to the north-east is a large retail warehouse containing Currys and PC World
- adjacent to the south-west is Tourama House, a three storey office building
- immediately abutting the rear of the site is Cobden Court which contains 6 office units and has a parking area at the rear
- the surrounding area is characterised by large office blocks as well as several large blocks of flats, recently completed or nearing completion, opposite and to the north-east of the site
- a number of lower-rise (two/three storey) Victorian style terraced and semi-detached properties with ground floor retail units lie to the south-west of the site.
- the site is within close proximity of the A21, a London Distributor Road which also connects to the M25.
- it is close to Bromley town centre with numerous bus routes running along the A21 into the town.
- the Public Transport Accessibility Level (PTAL) is rated as medium at 3 (on a scale of 1 – 6 where 6 is the highest).

Comments from Local Residents

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

- several new developments in Holmesdale Road have been completed and are already occupied which has brought more activity to the area
- local businesses welcome the opportunity to do more trade, however the increased logistical problems are now being felt without further occupancy
- traffic volumes increased with difficulty parking and blocked accesses to residential and commercial properties
- encroach on Cobden Court due to towering height of building
- cutting out light and privacy for residents
- not in keeping with surrounding area
- too high
- Rosing apartments will be overshadowed
- overlooking into other flats
- height inappropriate to scale of surrounding area
- housing will be dwarfed
- average height of properties in area is four storeys
- loss of mature trees

- change of use to residential will bring a cumulative strain on services (drains, etc)
- overlooking into nearby residential properties
- traffic congestion
- offices were still occupied in 2010
- loss of light to neighbouring properties
- would like yellow line restrictions enforced to prevent delays to bus and other essential traffic
- noise
- three blocks of flats facing each other not ideal

Comments from Consultees

The Council's Housing Development team have commented that the scheme is located with good access to local amenities, employment opportunities and transport links and there is a high demand for affordable housing in this area. As such it is a suitable location for the provision of affordable housing. Further to the revised plans (received 18/07/11) the proposed affordable housing mix is acceptable and the scheme now meets the Council's requirements for larger family homes.

The Council's Highways Development Engineers have raised the issue of Wimpole Close being a private road and the applicant should therefore ensure that the necessary rights of access over the road exist to serve the development. Concerns have been raised over the servicing of the premises at the rear as service vehicles waiting in the access would obstruct access to/from the car park. Future occupants of the flats will not be eligible for resident's parking permits within the controlled parking zone. With regards to parking, there is a shortfall in the number of parking spaces; however, the applicant has agreed to offer membership to a local Car Club as part of their Travel Plan. Furthermore, the one bedroom units are likely to attract non-car owners.

The Council's Traffic Engineers has confirmed that the proposal for cycle parking meets the minimum requirement of one space per dwelling and the type of stands proposed provide secure locking points for the bicycles. Adequate lighting has also been provided.

The Council's Waste Advisors has advised that the pick-up area for bins must be kept clear from parking and bins must be available for collection at ground level by the Council.

The Council's Environmental Health Officer has raised no objections to the proposal but has recommended a condition be attached to any permission relating to compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

The Metropolitan Police Crime Prevention Design Advisor raises concerns over the lack of information in the application relating to how crime prevention measures will be incorporated into the design of the development. A 'Secured by Design'

condition is therefore recommended should permission be given so that the development achieves full SBD accreditation.

The Council's Drainage Planner initially advised that to prevent increasing pressure on the existing mains, the preferred method to dispose of surface water is to use a sustainable drainage system. A Drainage Report was submitted and the foul and surface water drainage design is considered satisfactory.

Thames Water have advised that where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Furthermore, petrol/oil interceptors should be fitted in all car parking/washing/repair facilities. 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. With regard to sewerage and water infrastructure they would not have any objection to the proposal.

Planning Considerations

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- EMP3 Conversion or redevelopment of Offices
- EMP5 Development outside Business Areas
- H1 Housing Supply
- H2 Affordable Housing
- H3 Affordable Housing – payment in lieu
- H7 Housing Density and design
- H9 Side Space
- IMP1 Planning Obligations
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T9 Public Transport
- T10 Public Transport
- T11 New Accesses
- T15 Traffic management
- T18 Road Safety

In strategic terms the London Plan 2011 policies relating to design, housing, children and young people's play and informal recreation, affordable housing, health and education, the economy, sustainability and transport would be relevant.

There are a number of national policy documents that are relevant to the consideration of this application. These include:

PPS1 Delivering Sustainable Development
Planning Policy Statement: Planning and Climate Change - Supplement to
Planning Policy Statement 1
PPS3 Housing
PPG13 Transport
PPS22 Renewable Energy
PPG24 Planning and Noise
PPS25 Development and Flood Risk

Planning History

05/01185 – Outline permission was given for a third floor extension and change of use of whole building from offices (Class B1) to residential comprising 14 two bedroom flats, with 13 basement and 4 surface car parking spaces

08/00893 – Permission was given for five storey rear and third floor extensions to office building to extend office accommodation on ground and first floors and convert/ extend on second and third floors comprising 4 two bedroom and 2 three bedroom flats with 19 car parking spaces

10/03375 – an application for outline permission for a four/ five storey block comprising 38 one bedroom and 9 two bedroom flats with semi-basement parking for bicycles and 24 cars (six storey flank and rear elevations) was submitted but was subsequently withdrawn.

Assessment

The existing building is set back around 7m from the highway, similar in position to Tourama House. There is approximately 1.5m side space to the boundaries of the curtilage of the site. At the rear there is generous separation to the boundary with Cobden Court (at least 14m).

The proposed building would be positioned with approximately 1.4m separation to the side boundaries of the site, with the proposed balconies abutting the flank boundaries. There would be minimal separation (less than 1m in places) retained between the building and the rear boundary of the site and the footprint of the building would take up the majority of the site, allowing little opportunity for hard or soft landscaping.

In terms of the impact that the development would have on the street scene, the relationship with the buildings on either side of the site would not alter significantly from the current situation. Around 5m separation would be retained to Tourama House and around 3m separation to Currys. There are two semi-mature trees at the front of the site which would be removed. A landscaping condition is therefore recommended to soften the visual impact of the development, should permission be granted.

With regard to height, the existing 3 storey building would be replaced by a 5 storey building with a lift shaft projecting above the roof by approximately 3m. It is noted that the number of storeys has been reduced from 6 to 5 since the

application was first submitted. The fifth storey would be subservient in scale to the other floors and the building would appear similar in height to other flatted developments recently permitted in the vicinity, including at Enterprise House, Garrard House and Sussex House, which all have 6 storeys.

The previous planning approvals given at the site are also material considerations. Under ref. 05/01185, outline permission was given for a third floor extension and change of use of whole building from offices to residential comprising 14 two bedroom flats, with 17 car parking spaces, thereby establishing the principal of residential development at this site as acceptable.

Under ref. 08/00893, permission was given for a five storey rear extension projecting approximately 8m to the rear and a third floor extension resulting in a 4 storey building plus basement. It also included 6 residential units all with balconies to the sides, rear and front. A reduced number of parking spaces (from 30 currently to 19) were also approved.

In light of the above, it is considered that the principle of adding additional storeys and extending this building has already been established through previous permissions. Furthermore, Members may agree that, subject to a suitable landscaping scheme at the front, the development would be imaginative and attractive to look at and would complement the scale and form of adjacent buildings and areas, and would not detract from the existing street scene.

With regard to the impact on the amenities of occupiers of neighbouring buildings, the application site is flanked to the sides and rear by buildings currently in business use. The nearest residential dwellings are to the south-west, adjacent to Tourama House, approximately 20m from the boundary of the curtilage of the site. Other than the uppermost floors of the proposed building, it will largely be shielded from view from these dwellings by Tourama House and given the substantial separation; it is unlikely to cause any significant loss of light or prospect.

There would be approximately 8m separation between Tourama House and the proposal (reducing to around 4.5m at the front). Balconies are proposed facing this site, however, as this is currently in business use there would be no loss of living amenities to occupants of Tourama House.

The site of Enterprise House (which is now residential) is located approximately 25m away and although balconies and windows are proposed facing this site, the separation complies with the minimum 20m back to back distance which is usually considered acceptable.

Concerns over the height of the building and its proximity to Cobden Court have been raised by the occupants of Cobden Court. The resulting development would be project approximately 15.5m beyond the rear elevation of Cobden Court, closest to the site boundary, with a separation of only 2m (approx.) between the two buildings. Whilst this would inevitably have an impact on the outlook from and daylight to this building, consideration should be given to the fact that Cobden Court is an office building and no living amenities would be harmed as a result.

Pedestrian access to the building will be provided from Homesdale Road via steps and a lift from street level to ground floor level, providing access for people with impaired mobility and giving priority to pedestrians and cyclists over vehicles, with steps also being provided from Homesdale Road down to the basement for access to the cycle store. Vehicle access to the basement parking would be from Wimpole Close at the rear.

With regard to security and crime prevention measures, few details have been provided of how these will be incorporated in the development. A 'Secured by Design' (SBD) condition is therefore recommended should permission be given so that the development achieves full SBD accreditation in respect of design and layout.

The proposal comprises a total of 37 units and includes 14 affordable housing units, meeting the 35% requirement of Policy H2 of the UDD. It would provide a mix of housing sizes, including larger 3 bedroom family units, which the Council has recognised the need for, and at least 35% of habitable rooms within the overall affordable housing provision would be used to provide the 3 bed homes. 4 wheelchair accessible units are proposed and all the flats would be built to Lifetime Homes Standards, meeting the Council's requirements set out in the UDP and the London Plan.

The development would result in a density of 347.4 units per hectare. Although this would be above the density guidelines set out in Policy H7 of the UDP, the site is close to Bromley town centre and there have been several other planning permissions granted in the vicinity which have set a precedent for higher density development, e.g. at Enterprise House, Garrard House and Sussex House. Members may therefore consider the density proposed acceptable, particularly given the mix of unit sizes which would be provided.

As previously discussed, the site layout would leave negligible scope for landscaping or amenity space around the building. However, each flat has its own private balcony/terrace and a large communal roof terrace with grassed area is also proposed, meeting the requirements of the London Plan. In addition, the site has good access by foot to the nearby Havelock Recreation Ground. The amount of amenity space proposed is therefore considered acceptable in this instance.

21 car parking spaces are proposed for a mixture of socially rented, intermediate ownership and market housing. Given the local circumstances of the area, including the medium PTAL and the controlled parking zone along Homesdale road, it is considered that there would be a shortfall in parking spaces for the development. However, membership to a local Car Club has been offered as part of the Travel Plan which would help reduce the reliance on private car usage and as 23 of the flats will be one bedroom, which are more likely to attract non-car owners, Members may consider the off-street parking levels acceptable.

Secure locking points for up to 46 bicycles are proposed within the basement, meeting the Council's requirement of one space per residential unit as per Policy T7 of the UDP. Lighting is to be provided within the store and at access points and the store will be secured with key fob access.

Refuse and recycling would be stored the basement then taken to an allocated area at the top of the vehicle access ramp by a private management company from where it will be collected. A temporary parking area which can be arranged around collection days is also proposed for the parking of service vehicles.

In principle the proposal is considered acceptable from a highways perspective, although various technicalities and details relating to the Travel Plan will need to be addressed by way of condition should permission be granted.

The site was previously in business use and whilst it does not fall within a designated Business Area, the Council recognises Homesdale Road as a good quality business location, important in addressing any future demand for office accommodation. The applicant has submitted information indicating that the premises has been vacant for the past 10 years and has raised issues of cost-effective refurbishment and conversion into smaller units as an obstacle to the sale/letting of the site for business use. Whilst limited information is given about the history of marketing activities undertaken upon the site, consideration must be had for the previous residential permissions given at the site which have established the principle of the loss of the business use as acceptable. Furthermore, Members may wish to take account of the number of years that the site has been vacant, the various permissions granted at other sites in the vicinity for residential use and whether, on balance, the loss of the business use would be significantly harmful to the local economy.

Conclusions

The application has been assessed in light of the aims and objectives of the London Borough of Bromley UDP, all other relevant national and regional planning guidance and all other material planning considerations. The principle of residential development and loss of the business use of the site has already been established as acceptable through the granting of previous applications and, overall, Members may agree that the proposed residential scheme is of a high standard of design and layout and would complement the character of the adjacent buildings and areas.

The relationship of the proposed buildings to existing buildings may also be considered acceptable by Members in that the amenities of the occupiers of neighbouring sites are predominantly office workers whose working environments would not be significantly harmed by overlooking, loss of privacy or inadequate daylight.

Furthermore, Members may agree that the proposal would not result in any conditions prejudicial to highway safety and given that the majority of the units will be one bedroom and membership to a local Car Club has been offered as part of the Travel Plan, off-street parking levels are acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/00893 and 11/01317, excluding exempt information.

as amended by documents received on 02.06.2011 28.06.2011 18.07.2011
21.07.2011 25.07.2011

RECOMMENDATION: PERMISSION SUBJECT TO A S106 LEGAL AGREEMENT TO PROVIDE AFFORDABLE HOUSING AND CONTRIBUTIONS TO HEALTH AND EDUCATION

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 ACC01 Satisfactory materials (ext'nl surfaces)
ACC01R Reason C01
- 5 ACD01 Surface water drainage - implementation
ADD01R Reason D01
- 6 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 7 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 8 ACH30 Travel Plan
ACH30R Reason H30
- 9 ACH33 Car Free Housing
ACH33R Reason H33
- 10 ACI21 Secured By Design
ACI21R I21 reason
- 11 ACK01 Compliance with submitted plan

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.

- 12 ACL01 Energy Strategy Report
ADL01R Reason L01
- 13 Details of the proposed roof-mounted structure/equipment/machinery shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the details.

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

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
- EMP3 Conversion or redevelopment of Offices

- EMP5 Development outside Business Areas
- H1 Housing Supply
- H2 Affordable Housing
- H3 Affordable Housing – payment in lieu
- H7 Housing Density and design
- H9 Side Space
- IMP1 Planning Obligations
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T7 Cyclists
- T9 Public Transport
- T10 Public Transport
- T11 New Accesses
- T15 Traffic management
- T18 Road Safety

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 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) accessibility to buildings
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the housing policies of the development plan
- (j) the transport policies of the development plan
- (k) the urban design policies of the development plan
- (l) the provision of satisfactory living accommodation for future residents of the houses
- (m) the neighbours concerns raised during the consultation process

and having regard to all other matter raised.

INFORMATIVE(S)

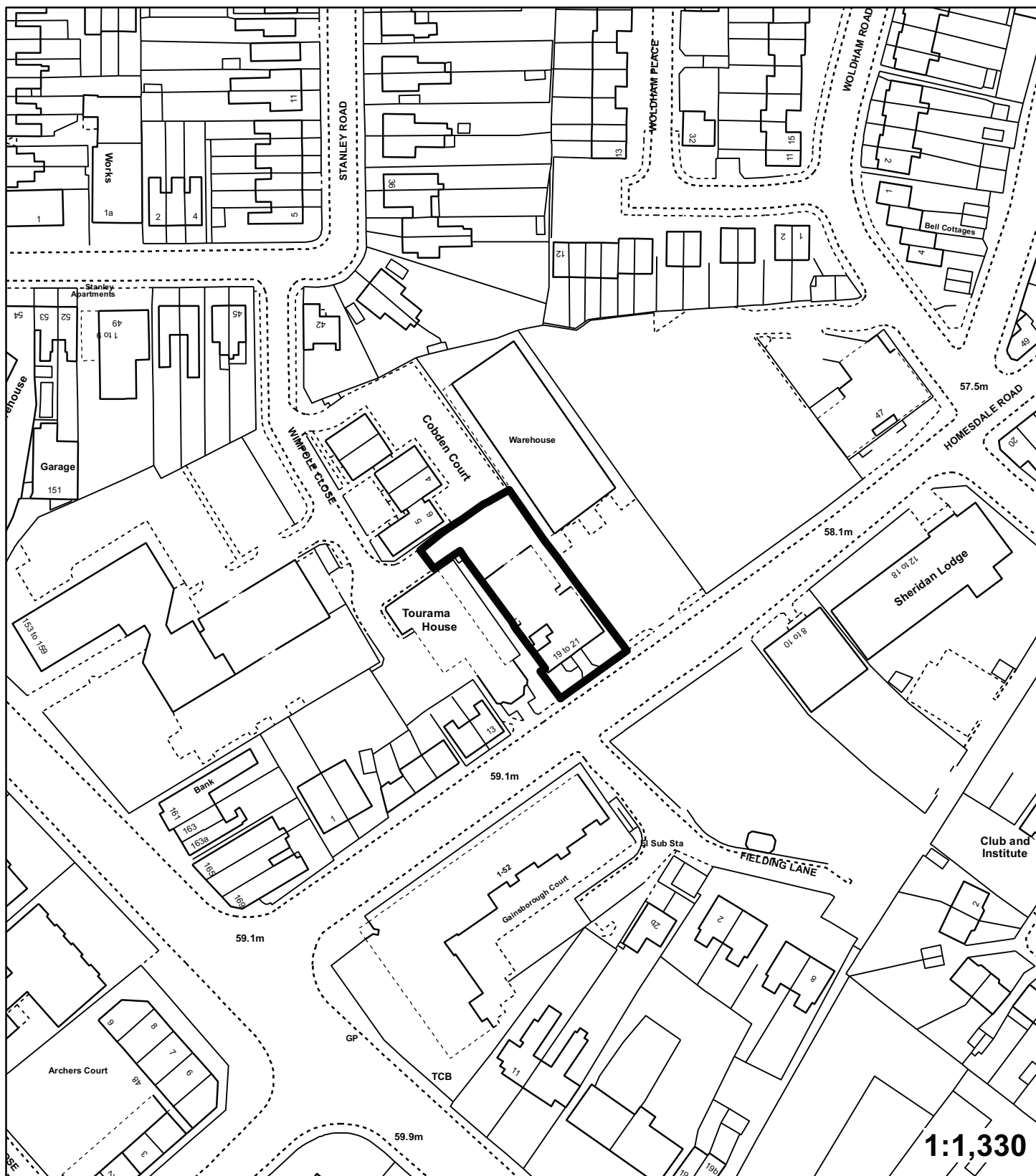
- 1 RDI06 Notify Building Control re. Demolition
- 2 RDI10 Consult Land Charges/Street Numbering
- 3 RDI12 Disability Legislation
- 4 RD129 EHO – contact Pollution Team
- 5 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk

- Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 6 Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
 - 7 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.
 - 8 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.
 - 9 In order for refuse and recycling to be collected by the Council you are advised that the refuse/recycling bins should be made available for collection at ground level and the collection area should not be obstructed by parked vehicles.
 - 10 You should satisfy yourself that the necessary rights of way exist over Wimpole Close to serve the development.

Application:11/01317/FULL1

Address: Prospect House 19 - 21 Homesdale Road Bromley BR2 9LY

Proposal: Five storey building comprising 23 one bedroom, 10 two bedroom and 4 three bedroom flats with 21 car parking spaces, bicycle parking and refuse/ recycling storage at basement level



SECTION '2' – Applications meriting special consideration

Application No : 11/01623/OUT

Ward:
**Bromley Common And
Keston**

Address : 5 The Drift Bromley BR2 8HL

OS Grid Ref: E: 541764 N: 165210

Applicant : Mr J King

Objections : YES

Description of Development:

Change of Use from light industry (Class B1) to residential (Class C3). Conversion of existing buildings to 5 self contained dwellings. Landscaping works
OUTLINE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Stat Routes

Proposal

The application had been made in outline form with all matters reserved, although an illustrative layout has been provided. The proposal seeks a change of use of the site from light industrial use (Class B1) to residential (Class C3) which would involve the conversion of 5 vacant buildings on the northern and southern boundaries of the site. The accompanying Design and Access Statement states the northern building consists of a brick built two storey structure with tiled roof attached to a single storey part block and timber frame building with sloping mono-pitch roof. The southern building consists of three elements, a two storey brick and tiled structure, single storey L-shaped brick and tiled structure and block and framed lean-to structure forming the western part of the group. There are other sheds on the site and these will be demolished as part of the application. The illustrative drawings for the proposed conversion indicate there would be 1 one bedroom and 2 two bedroom dwellings in the South block and in the North block there would be 2 two bedroom dwellings.

Location

The application site is located to the west of The Drift, which is a private unmade road and cul-de-sac located to the north of Croydon Road. The property is located

within the Green Belt and is adjacent to both a Flood Risk Area and a Site of Interest for Nature Conservation. The Drift is comprised of approximately 8 detached dwellings to the east and 1 detached dwelling to the west, The Drift also provides access to the rear of Ravens Wood School.

The site extends northwards from the back of the site which the accompanying Design and Access Statement states will remain unaffected by the development.

The site itself is currently occupied by a detached residential property, which is to be retained and a number of detached outbuildings some of which are to be removed.

Comments from Local Residents

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

- at least 9 people (one per bedroom) and possibly at some time in the future, eighteen people could be living in these five dwellings and potentially each with a car.
- the existing cesspit for No. 5 was satisfactory for the previous household of four people, however, for the new proposed circumstances the volume of daily effluent would be greatly increased; the roots of a row of 30ft high leylandii trees have most likely found their way into the adjacent cesspit; leakage would seep down to the nearby River Ravensbourne.
- The Drift must provide easy access for Ravens Wood School for ambulances, fire engines and daily delivery vehicles which at present is difficult given the parked cars and delivery vehicles for existing dwellings at Drift.
- concerns as to the welfare of the bats in the existing stables.
- concerns doors and windows would be located in the walls or roof on the boundary with No. 4.

Comments from Consultees

The Council's Highways Division have been consulted and state The Drift is an unmade road. The proposal is to change the existing (Class B1) buildings into 5 residential units (5 x 2 bed and 1 x1 bed flats). The sightlines at the junction with Croydon Road are good. There are 8 parking spaces which is 1.5 spaces per unit the site is located within a low (1b) PTAL area. Although pedestrians would need to walk along the unmade road it is lit. There is no turning head in the road so construction vehicles would need to be able to turn on the site. Therefore, the proposal is considered to be satisfactory from a highways perspective subject to conditions.

The Council's Environmental Health Housing Division have been consulted raise no objections to the proposal but state that all partitions separating occupancies should be half-hour fire resisting to Building Standard 476 where an LD1Type audible fire alarm system is provided in accordance with the requirements of Building Standard 5839. The cloakrooms and the bathrooms to the ground floor of

north and south blocks do not appear to be provided with natural ventilation. Adequate means of mechanical ventilation should therefore be provided.

The Council's Waste Advisors have been consulted who state that the waste collection crew must be able to access the site without the use of codes/key fobs/keys if there are gates.

The Council's Highways Drainage Section states the plans do not indicate any existing Public S.W. Water or Public Foul Sewers in close proximity to the site. It is requested that the applicant submits their proposals on how they intend to discharge both Surface and Foul Water. Given the current application seeks merely outline permission, it was considered this could be dealt with by means of details pursuant.

Thames water raises no objections to the proposal.

The Metropolitan Police Crime Prevention Design Advisor was consulted who stated that the application for the conversion of existing commercial buildings into self contained dwellings, it should be able to achieve Secure By Design (SBD) accreditation in respect of part 2 physical security and layout, with the guidance of 'SBD New Homes 2010' and by incorporating accredited, tested, certified products. As such, it was considered a 'Secure By Design' condition be attached to any permission that may be granted.

From a trees perspective no significant trees would be affected by the proposal and if permission were granted a landscaping condition would be appropriate.

The land is adjacent to a Site of Interest to Nature Conservation (SINC) and as such from countryside management perspective the approach outlined in the ecological report is considered satisfactory and it is felt that is an adequate approach to apply for outline permission. If the proposal is granted permission then the Council would want to see the report's recommendations implemented, this includes further wildlife survey work even though the potential for protected species is low. It is also recommend that the surveys are undertaken at the correct time of year, which for summer roosting bats and reptiles is now and the next few weeks (July/August). Therefore if a detailed application were to be submitted it would require all the wildlife information be submitted at that stage.

Planning Considerations

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

- BE1 Design of New Development
- G1 Green Belt
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of Non-Residential Buildings to Residential Use
- NE2 Development and Nature Conservation Sites
- T3 Parking

Planning History

In 1985 under planning ref. 85/02930, permission was granted for Farnborough Livery to construct 6 stables loose boxes.

In 1987 under planning ref. 87/01388, permission was granted for alterations to roof and two storey side extension and single storey front extension and detached house.

In 1999 under planning ref. 99/00998, a Certificate of Lawfulness for an Existing Use was refused for the use of buildings and land for the repairs and maintenance of motor vehicles.

In 2003 under planning ref. 03/03493, permission was refused for the temporary use of building and land for storage of electrical equipment and materials which was a retrospective application.

Conclusions

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

The accompanying Design and Access Statement states the site was formally used as a car repair operation and has been subject to enforcement notices. Marketing information was provided which states that marketing for No. 5 The Drift commenced on 28th August 2008 while the property was empty for some time prior to that date. An additional external estate agent also confirmed in writing that the property was on the market for nine months from 18.02.09 to 18.11.09 and the property was empty for the entire time it was on the market and as such it is considered that there is insufficient demand for the current light industrial use at this location.

Given the sites location within the Green Belt Policy G1 is a key consideration when determining such an application in particular the following section:

The re-use of a building in the Green Belt will be inappropriate unless it meets all of the following criteria:

- (v) it will not have a materially greater impact than the present use on the open character of the land;
- (vi) use of the land surrounding the building and boundary treatments will not harm the openness of the land or conflict with the purposes of including land in the Green Belt;
- (vii) the building is of permanent construction and capable of conversion or re-use without extensive or complete reconstruction;
- (viii) the form, bulk and design of the building are in keeping with its surroundings;

- (ix) the proposed use does not entail external storage of materials, plant or machinery; and
- (x) the proposed use has no adverse effect on the recreational enjoyment or appearance of the countryside.

While the proposal is located within the Green Belt, The Drift is comprised of a small enclave of development located within the Green Belt and as such this section of the Green Belt is not considered to be particularly open in nature. The proposal would not involve the construction of any additional buildings and would in fact remove the more unsightly industrial units on the site while retaining the aesthetically pleasing brick and timber structures. While the proposal would increase the level of activity at the site it is considered that the proposal meets all of the criteria as stipulated above and would not impact detrimentally on the openness and visual amenity of the Green Belt nor would it appear conspicuous from the Green Belt nor would it be visually detrimental by reasons of scale, siting, materials or design.

The illustrative drawings provided indicate that there would be no windows to be inserted in the flank elevations on the boundaries with adjoining residential properties and as no additional buildings are proposed to be constructed the proposal is not anticipated to result in a significant impact on the residential amenities of neighbouring properties, in line with Policy BE1.

Policy H12 (Conversion of Non-Residential Buildings to Residential Use) states “the Council will permit the conversion of genuinely redundant office and other non-residential buildings to residential use, particularly above shops, subject to achieving a satisfactory quality of accommodation and amenity”. No objections were raised by the Council’s Environmental Health Housing Division who assess the application in terms of its compliance with the Housing Act 2004 (as amended) and as such the proposal is considered to result in satisfactory accommodation for future occupants. It is also considered that an adequate level of residential amenity space has been provided for future occupants.

In summation, the outline application submitted is considered to be satisfactory as it would not impact detrimentally on the openness of the Green Belt; would provide satisfactory residential accommodation and amenity space for future occupants; and would not impact detrimentally in terms of traffic generation or congestion and as such it is considered that permission should be granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01623, excluding exempt information.

as amended by documents received on 13.07.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA02 Details req. pursuant outline permission access,
appearance, landscaping, layout and scale
- ACA02R Reason A02
- 2 ACA03 Compliance with landscaping details 1
- ACA03R Reason A03
- 3 ACA07 Boundary enclosure - no detail submitted
- ACA07R Reason A07
- 4 ACB01 Trees to be retained during building op.
- ACB01R Reason B01
- 5 ACB02 Trees - protective fencing
- ACB02R Reason B02
- 6 ACB03 Trees - no bonfires
- ACB03R Reason B03
- 7 ACB04 Trees - no trenches, pipelines or drains
- ACB04R Reason B04
- 8 ACC01 Satisfactory materials (ext'nl surfaces)
- ACC01R Reason C01
- 9 ACD02 Surface water drainage - no det. submitt
- ADD02R Reason D02
- 10 ACD04 Foul water drainage – no det. submitt
- ADD04R Reason D04
- 11 ACH02 Satisfactory parking - no details submit
- ACH02R Reason H02
- 12 ACH22 Bicycle Parking
- ACH22R Reason H22
- 13 ACH23 Lighting scheme for access/parking
- ACH23R Reason H23
- 14 ACH26 Repair to damaged roads
- ACH26R Reason H26
- 15 ACH29 Construction Management Plan
- ACH29R Reason H29
- 16 ACI02 Rest of "pd" Rights - Class A, B,C and E
- ACI03R Reason I03
- 17 Before the development hereby permitted is first occupied, the proposed window(s) at first floor level in the flank elevations of the dwellings on the boundaries with No. 4 and No. 6 The Drift shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently retained as such.
- ACI12R I12 reason (1 insert) BE1
- 18 ACI21 Secured By Design
- ACI21R I21 reason
- 19 The area to the north of the application site as outlined in blue is to remain as per existing.
- Reason:** In the interests of adjoining Site of Interest to Nature Conservation and to preserve the openness of the Green Belt, in line with Policies G1 and NE2 of the Unitary Development Plan.
- 20 The communal landscaped area indicated in drawing TD-520-PD-02 Revision A is to serve solely as a communal area incidental to the enjoyment of the proposed units and for no other purpose.

Reason: In the interests of the residential amenities of the future occupants of the proposed units and to preserve the openness of the Green Belt, in line with Policies BE1 and G1 of the Unitary Development Plan.

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
- G1 Green Belt
- H1 Housing Supply
- H7 Housing Density & Design
- H12 Conversion of Non-Residential Buildings to Residential Use
- NE2 Development and Nature Conservation Sites
- T3 Parking
- T18 Road Safety

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

- (a) the impact of the development on the open nature of the Green Belt.
- (b) the impact upon the residential amenities of the occupants of the adjoining properties;
- (c) the impact upon congestion and road safety within the area;
- (d) the quality of accommodation provided for future occupants of the property;
- (e) the relationship of the development to adjacent properties

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Given the status of The Drift as an unadopted street, the applicant should be advised that the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of the development. The applicant should, therefore, also be advised that before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary for them to obtain the agreement of the owner(s) of the sub-soil upon which The Drift is laid out.
- 2 The Council's Waste Collection Service must be able to access the site without the use of codes/key fobs/keys if there are gates.
- 3 The applicant is advised that additional surveys in relation to the presence of bats and reptiles at the site will be required in line with their statutory obligations under the Protected Species and Wildlife and Countryside Act 1981 (as amended). A Biodiversity Enhancement Scheme for the area to the north of the application site which is intended to be retained as per existing will be required due to the proximity of the site to the adjacent Site of Nature Conservation (SINC) and Rivers Ravensbourne.

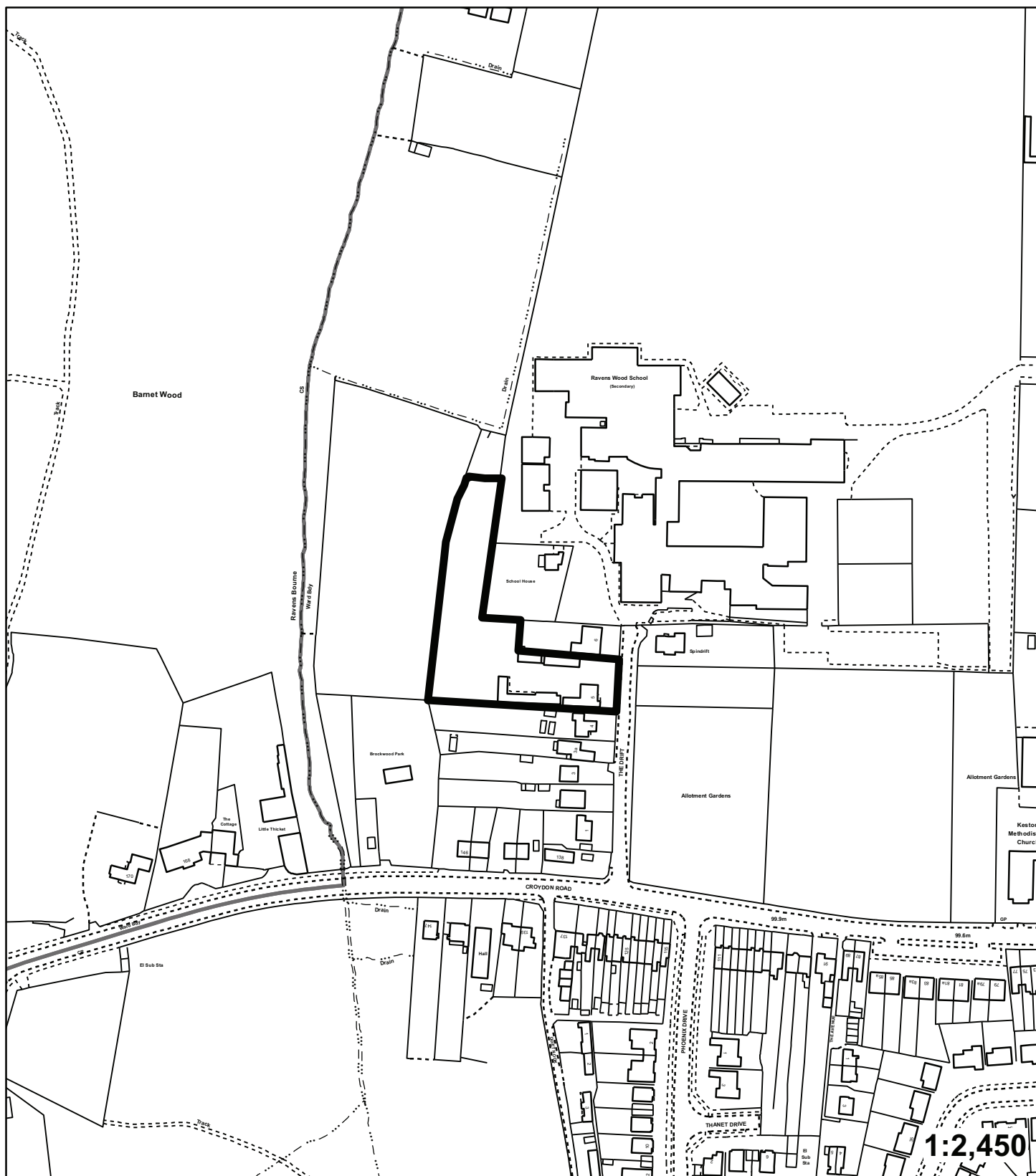
Application:11/01623/OUT

Address: 5 The Drift Bromley BR2 8HL

Proposal: Change of Use from light industry (Class B1) to residential (Class C3). Conversion of existing buildings to 5 self contained dwellings.

Landscaping works

OUTLINE APPLICATION



SECTION '2' – Applications meriting special consideration

Application No : 11/01937/FULL6

Ward:
Kelsey And Eden Park

Address : 4 Stanhope Grove Beckenham BR3 3JB

OS Grid Ref: E: 536783 N: 167813

Applicant : Mr Jim McDaid

Objections : NO

Description of Development:

Part one/two storey front/side and rear extension. Front porch. Roof alterations to incorporate rear dormer extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Ravensbourne FZ2 and FZ3
River Centre Line

Proposal

The site is located on the east side of Stanhope Grove and is a semi-detached property. A part one/two storey front/side and rear extension, front porch and roof alterations to incorporate rear dormer extension are proposed, in order to include annex accommodation within the host property.

Comments from Local Residents

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

Comments from Consultees

Network Rail raise no objection.

Comments regarding impact on trees suggest that as the property adjoins a railway embankment where all of the trees are covered by TPO.

Planning Considerations

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

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

The planning history to the site includes a planning refusal in 1988 (ref. 88/03899) for a comprehensive redevelopment scheme covering 2-4 Stanhope Grove. A pre-application enquiry was made under reference preapp11/ 00989 in relation to this current application.

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 the predominantly side nature of the proposed extension, the scheme is not considered to unduly impact on the amenities to nearby neighbours. A rear dormer is proposed which is considered acceptable within this suburban setting although it should be noted that the accommodation in the roof space will provide lounge and kitchen facilities for the annexed accommodation therefore the space is likely to be used in a different manner to dormer extensions to provide additional bedroom accommodation. However, the adjoining semi is used as two flats so is potentially comparable in nature of use.

The design of the extension proposed includes two storey development up to the boundary. In this instance the proposed extension will be abutting a wooded railway embankment and it is considered, subject to appropriate design and tree survey, that this element of the scheme would not have such an undue impact as to warrant a planning refusal under Policy H9 side space policy as it could not lead to unrelated terracing which the policy seek to protect.

However, Members will want to consider whether the two storey front element coupled with the roof design results in an unsatisfactory design of development, detrimental to the visual amenities of the street scene.

It is noted that the adjoining semi (which provides flatted accommodation) has a flat roof two storey side extension which appears to be built up to the boundary.

Policy H8 deals with accommodation for household member 'annex' accommodation. Subject to this element forming an integral part of the main dwelling and for any planning permission to be subject to a condition restricting occupancy to members of the main dwelling's household no planning objection is raised to this element of the proposal.

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

- 2 ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
- ACA04R Reason A04
- 3 ACI07 Restrict to members of household (1 in) at 4 Stanhope
Grove, Beckenham
- ACI07R Reason I07
- 4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

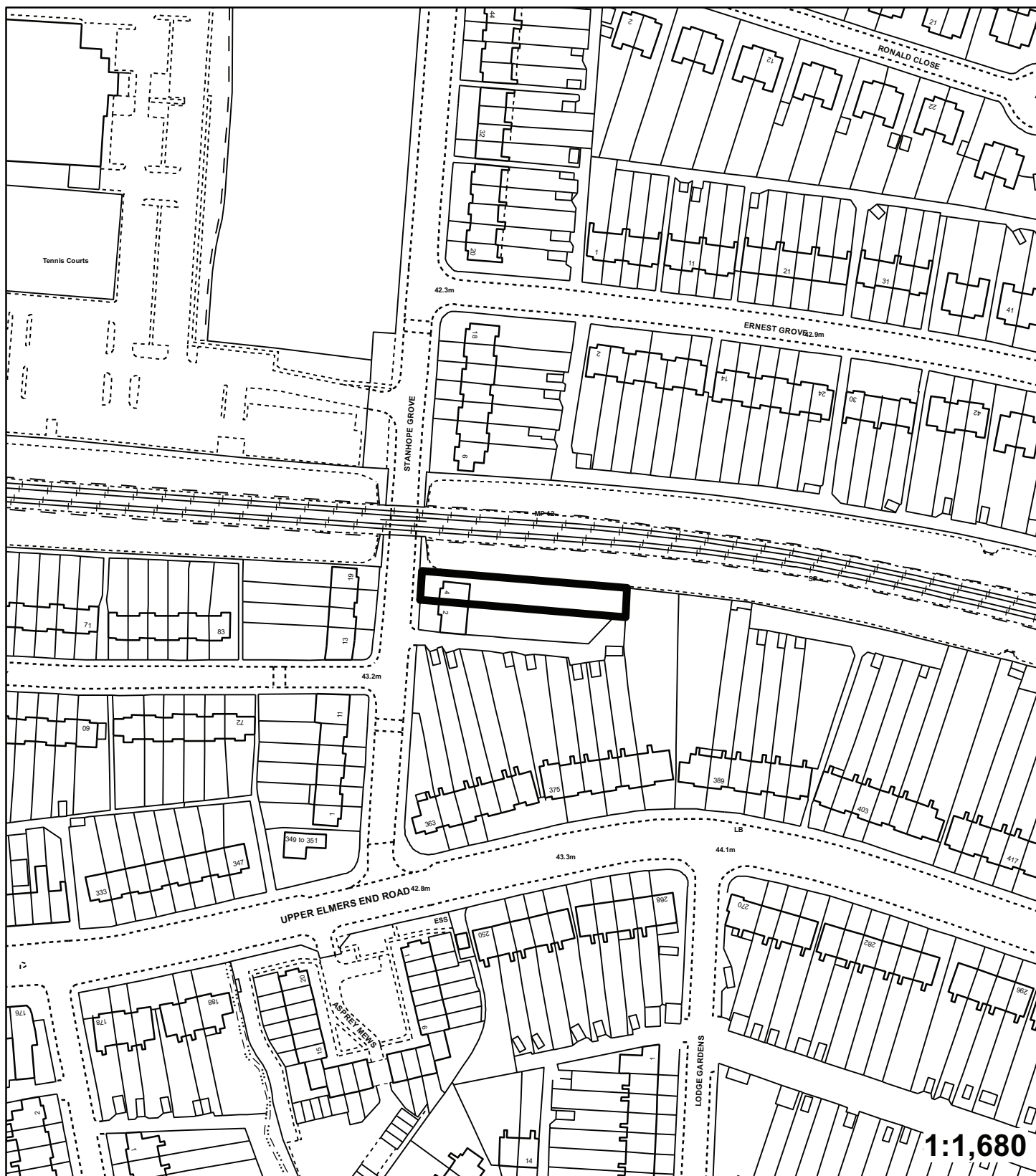
- BE1 Design of New Development
- H8 Residential Extensions
- H9 Side Space

- 0 D00003 If Members are minded to refuse planning permission the following grounds are suggested:
- 1 The proposal would be detrimental to the visual amenities of the street scene by way of the two storey front extension and roof bulk contrary to Policies H8 and BE1 of the Unitary Development Plan.

Application:11/01937/FULL6

Address: 4 Stanhope Grove Beckenham BR3 3JB

Proposal: Part one/two storey front/side and rear extension. Front porch. Roof alterations to incorporate rear dormer extension



SECTION '2' – Applications meriting special consideration

Application No : 11/01989/FULL1

Ward:
Plaistow And Sundridge

Address : Sundridge Park Manor Willoughby Lane
Bromley BR1 3FZ

OS Grid Ref: E: 541788 N: 170628

Applicant : Cathedral (Sundridge) Ltd

Objections : NO

Description of Development:

Partial demolition/external alterations and two storey rear extension with basement and surface car parking and change of use of Mansion and The Cottage from hotel to 13 two bedroom and 1 three bedroom flats

Key designations:

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

Joint report with application ref. 11/01994/LBC

Proposal

Site and Surroundings

This 3ha site lies within the grounds of a local Golf Club in the suburban development to the north of the Town Centre and is designated Metropolitan Open Land. In the immediate area around the Mansion also lies The Cottage, the converted Coach House/Stables and the largely vacant site that was previously occupied by the Bitten Building. Surrounding these buildings is woodland to the north and lawns and terraces providing a parkland setting.

The site is located within a Grade II registered park/garden and is a Grade 1 listed building. There are features within the site that are remnants of the landscaping from when this area was contained in one estate and are designated as curtilage structures.

There is one access to the site through the historic southern entrance at the junction with Plaistow Lane.

Planning application

Planning permission is sought for the conversion of this Grade 1 listed mansion into 12 flats (11 two bedroom flats and 1 three bedroom flat) and The Cottage into 2 two bedroom flats. This will involve both internal and external alterations.

In addition 2 extensions are proposed to the rear of the building

The largest extension would be to the rear of the main listed building and would involve the demolition of the majority of the Victorian additions at the rear. These would be replaced by a 2 storey plus basement rear extension to provide 4 flats and car parking. The car parking would be at ground floor level and this floor would also accommodate some of the cycle parking (the remainder of the cycle stores are in the existing basement of the main building) , the refuse and recycling facilities and the proposed boiler. Access to the car parking would be via an existing access at the rear of the building. At first floor level 2 flats will be provided with a private terrace beyond supported by a 1.8m retaining wall. At second floor level 2 flats are provided with Juliette balconies on the north and east elevations.

The demolition of the various Victorian extensions also allows the provision of other features such as an internal courtyard and first floor level.

The extension to the rear of the existing ballroom will replace the current single storey boiler room with a 2 storey extension that will provide accommodation for flat 4.

The extensions will have a simplified design that will not replicate the design of the Mansion but reflect the subservient nature of the extensions. Materials will be predominantly brick to match the existing. The north elevation is largely glass to maximise light to the rooms facing this elevation with windows in the side elevations facing east and west.

The external appearance of The Cottage will be largely unchanged, except for a new front door in the south elevation.

The main internal and external alterations to the main building are as follows:

- creation of a new doorway in the ground floor entrance lobby
- minor alterations to partitioning to individual rooms
- extension of part of the existing flat roof to provide additional accommodation and access to proposed flats 10 and 11 on the second floor.

A total of 29 car parking spaces will be provided, 7 of which would be in the ground floor of the proposed extension with 22 spaces proposed for the front courtyard area on the western side of the Mansion (including 2 disabled spaces and visitor parking provision). No parking is proposed for the south or east sides of the Mansion. Cycle storage will be provided within the envelope of the building and will not involve external cycle stores.

Refuse and recycling facilities are provided within the internal car parking area and it is the intention for the bins to be wheeled out to a temporary storage point on collection days.

In terms of amenity space, private amenity space is available to flats 1, 2, 3, 7 and 8 with shared space for flats 4 and The Cottage. The remainder of the flats will have shared access to the grounds within the site.

The Mansion is currently used as a wedding venue and bed and breakfast accommodation with a small amount of office space.

It should be noted that planning permission was previously granted for the change of use of the Mansion to a single dwelling house in July 2006 (ref 05/3503). This also involved the demolition of many of the Victorian extensions to the rear of the building. This application has not been implemented. The current scheme differs from the approved scheme in that it is a change of use to 14 apartments and the Cottage will be retained.

The applicant has provided numerous statements to support the applications which are briefly summarised below.

Planning Statement

As the site lies within Metropolitan Open Land (MOL) UDP Policy G2 requires that permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness.

The report sets out as detailed appraisal of the site in this respect and presents the following conclusions:

- The site is previously developed land with previous history of residential use
- The majority of the proposal is for a change of use
- The existing use as a bed and breakfast and wedding venue impact on the MOL much more than the proposed use, particularly vehicle movements
- The proposal will result in fewer vehicle movements, a high quality design for the scheme, landscape improvements and these make a significant contribution to the existing listed buildings, the historic park and the MOL
- The principle of residential development was established with the previous 2006 permission for a single dwelling, the Coach House conversion and the apartments on the Butten Building site.
- The existing use does not generate sufficient revenue to properly maintain the listed building – the current proposal would secure the future of the Mansion.
- The footprint of the Mansion remains unchanged and the extensions are discrete.
- The reduced car parking around the Mansion will improve the appearance and the openness of the MOL
- Consolidations of untidy extensions will improve the appearance of the building and the openness of the MOL

- There are no long distance views of the proposed extensions
- Landscaping works to the woodland, using native species will enhance the listed building and improve the openness of the MOL

The report concludes that, for the reasons summarised above, the 'very special circumstances' are met and the proposed change of use and extensions will enhance the listed building, its setting within the historic park.

Design and Access Statement

This statement sets out details relating to the pre application discussions, the planning context, design, use, layout, scale and appearance, amount of development, landscaping and landscape proposals, tree removal, amenity space, listed building assessment and access. Much of the information in the D&A Statement is covered in the summaries of the detailed reports below so it is not replicated in this section.

Conservation Statement and Gazetteer and Heritage Statement

The CA Statement provides an understanding of the historical development of Sundridge Park and examines and evaluates significance, and considers present and possible future vulnerabilities. The accompanying gazetteer documents all of the principle spaces by way of description and photographs.

The Heritage Statement details the research and thinking that went in to the development of a strategy for the conversion of the house and the matters of importance that were considered during the process.

Tree Report

A total of 91 individual trees and groups of trees were inspected. Many of the older trees are showing signs of decline and disease and many of the younger trees are suffering from grey squirrel damage. There is also rampant rhododendron and laurel in the woodland. The report recommends the felling of 9 trees due to poor condition. Two of these are on the bank immediately adjacent to the rear of the existing Mansion.

In total 20 trees will be removed to facilitate the scheme, 19 of which are Grade R and C trees and 1 is a Grade B tree. The highest grade tree for removal is the B grade sycamore which is currently encroaching on a rear wall of the Mansion and its removal has already been agreed under the previous scheme.

Landscape Report (submitted with the Listed Building application)

The report provides key historic information about the Repton landscape that surrounds the Mansion and the features that are likely to be affected by the scheme and to outline landscape proposals.

One of the advantages of the proposed scheme is the opportunity to manage and replant the woodland. As stated in the Tree Report numerous trees will be removed

to the north and east of the Mansion and adjacent to The Cottage. The removal of trees will make the woodland seem thinner but will allow new stock to establish in the future. In addition to tree works the report identifies opportunities to improve other landscape aspects such as the Pulhamite rock garden , the appearance of the west elevation forecourt, refurbishment of existing walls and steps and hard surfacing, all of which will greatly improve the setting of the listed building.

Draft Woodland Management Plan

A draft Woodland Management Plan has been submitted setting out objectives for maintaining the woodland backdrop to the Mansion by improving the health of the woodland, replanting appropriate species, enhancing the biodiversity interest of the site and opening up views of the Mansion from the driveway.

A 5 year implementation plan is proposed. The applicant has advised that £13,000 per annum payment will be secured by S016 legal agreement to the management company to ensure the implementation of the finally approved management plan.

Transport Statement

The report assesses the transport implications of the proposed scheme compared to the approved residential use. Using recognised predictive methods, the levels of traffic will be considerably lower than the previous Conference and Management Centre and current wedding venue use. Therefore the proposed conversion scheme would not have adverse impact on the local highway network.

The proposed car parking ratio is 2 spaces for each 2 bedroom flat and 3 spaces for the 3 bedroom flat. Given the poor access to public transport (PTAL rating 1), the 'luxury' nature of the flats and the advice relating to car parking in Planning Policy Statement 13 to consider local circumstances, the report concludes that the parking provision is appropriate.

Marketing and Commercial Information

The applicant sets out measures that have been undertaken to market the Mansion as a single dwelling and advises that a purchaser has not been found. The reasons cited are location, cost of renovation, lack of privacy and shortage of private amenity space. Although the mansion is not currently on the open market, due to the impact on the current use, it is available if a potential buyer comes forward. However there is very little interest due to current poor market condition, uncertainty of the future of the former Butter building site and the reasons above.

Financial Viability Report

The report comprises an economic appraisal with particular regard to the ability of the proposed development to make an affordable housing contribution.

Using recognised methods of assessment the report concludes that, due to high development costs and the instability of the current housing market, affecting the predicted income from the development, 'there is insufficient land value to the

proposed scheme that the provision of affordable units would reduce the viability of the development to such a degree that it would not proceed.'

Sustainability Appraisal and Energy Strategy Report

The report assesses the proposed scheme against UDP and London Plan requirements to reduce carbon emissions and utilise renewable energy measures.

The report concludes that the development can achieve Code for sustainable Development Level 3 and Ecohomes rating 'Very Good.' The primary measures proposed to reduce carbon emissions in the provision of a combined heat and power system and detailed design measures that meet both heritage and sustainability objectives. This is likely to result in an overall CO2 reduction in carbon emissions by approx 12%.

With regard to renewable energy sources, there are limited opportunities to incorporate technologies on the site due to design constraints of the listed building. It may be possible to provide a limited number of photovoltaic panels on part of the roof. However the report concludes that it will not be possible to meet the London Plan requirement of 20% energy from renewable sources.

In addition a sustainable urban drainage scheme is proposed.

Ecological Impact Assessment

An Ecological Impact Assessment was carried out in 2005 and this report seeks to confirm whether the baseline information and recommendation remain valid in relation to the current scheme.

The site is surrounded by the Sundridge Park Golf Course, Elmstead Woods and Lower Marvels Wood Site of Importance for Nature Conservation Interest and a small part of the designated woodland (30 sqm) is within the development site boundary.

The report concludes that there are no major changes since 2005 and the original report remains valid. There are additional recommendations relating to the timing of demolition and tree works, bat surveys, badger surveys and mitigation measures in relation to construction noise and dust.

Comments from Local Residents

Nearby properties were notified and representations were received which can be summarised as follows:

One letter raising no objections but requesting consideration in conjunction with the other current applications for the Mansion and that under consideration for a driving range for the Golf Club in respect of the traffic implications for Willoughby Lane and the junction with Plaistow Lane and difficulties of passing traffic on the Lane itself.

One letter of support from the owners of the site of the former Butten Building, Millgate, drawing attention to the positive aspects of the development in terms of traffic reduction, reduced disturbance from current use, restoration of Grade 1 Mansion, high quality landscape proposed, removal of uncertainty over the future of the Mansion and the opportunity to co-ordinate closely to achieve the redevelopment of the Mansion and former Butten building to minimise disruption to the Golf Club and residents.

Comments from Consultees

The Council's Highways Officer raises no objections.

The Council's Drainage Consultant raises no objections.

Comments from the Council's Cleansing Officer are awaited and will be reported verbally.

The Environment Agency and Thames Water raise no objections.

English Heritage raises no objections to the principle of conversion or the detailed design of the submitted scheme subject to recommended conditions.

As part of the Listed Building Application the following societies have been consulted: The Georgian group, The Victorian Society, The 20th Century Society, the Ancient Monuments Society, the Society for the Protection of Ancient Buildings and the Council for British Archaeology. No comments have been received at the time of writing this report.

The London and Middlesex Archaeological Society (LAMAS) have objected to the application on the following grounds: poor layout of some of the apartments could affect viability of the scheme, the scale and design of the proposed extensions are not sympathetic to the older parts of the listed building, utilitarian private amenity space for most apartments, the retention of The Cottage detrimentally affects the setting of the listed Mansion.

Planning Considerations

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

- H1 Housing supply
- H2 Affordable Housing
- H7 Housing density and Design
- BE1 Design of New Development
- BE7 Listed Buildings
- BE11 Historic Parks and Gardens
- NE 7 Development and Trees
- NE8 Conservation and management of trees and woodland
- T1 Transport Demand
- T3 Parking

- T9 Pedestrians
- T10 Cyclists
- G2 Metropolitan Open Land
- G4 Re-use of buildings in the Green Belt and Metropolitan Open Land

In strategic terms the most relevant London Plan policies are:

- 2.6 Outer London: Vision and strategy
- 3.3 Increasing London's supply of housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing in individual private residential schemes and mixed use schemes
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 6.1. Strategic Approach
- 6.9 Cycling
- 6.13 Parking
- 7.8 Heritage Assets and archaeology
- 7.17 Metropolitan Open Land
- 7.19 Biodiversity and access to nature

There are a number of national policy documents that are relevant to the consideration of this application. These include

- PPS1: Delivering Sustainable Development
- PPS5: Planning and the Historic Environment

From an ecological point of view there are no objections subject to the submission of a Biodiversity Plan.

From an arboricultural point of view there are no objections subject to relevant conditions to protect existing trees, the submission of a detailed Woodland Management Plan and Landscape Plan.

From a heritage and design point of view some concern is expressed regarding the marketing evidence for alternative uses.

In terms of sustainable development the applicant has advised that they cannot meet the Council's target of providing 20% of the energy from renewable sources (see summary above). In view of the circumstances set out in the report it is accepted, in policy terms, that there are unique and difficult circumstances relating to this application and the measures offered are considered acceptable.

Planning History

The site has been the subject of numerous previous relevant applications:

1. Change of use of existing Grade I listed Mansion to single dwelling with associated internal and external alterations and extensions and change of use of existing Coach House/Stable Block to seven residential dwellings

with associated internal and external alterations, all with associated landscaping and car parking. Permission granted on July 7th 2006 (ref. 05/03505).

2. Internal and external alterations to and partial demolition of existing Grade I listed Mansion and Coach House/Stable Block including demolition of the existing annexe in the curtilage of the Mansion and landscape restoration LISTED BUILDING CONSENT. Consent granted on July 7th 2006 (05/03505/LBC).
3. External alterations and change of use of Coach House/Stable Block to 5 dwellings with changes of level and retaining walls to provide rear gardens/landscaping/6 car parking spaces and garage block for 3 cars (revision to scheme permitted under ref. 05/03503 for 7 dwellings). Permission granted on November 8th 2007 (ref.07/03361).
4. Variation of Condition 33 of application ref. 07/02250 (approved as a variation to permission ref. 05/03503 for change of use of mansion to single dwelling and change of use of coach house/stable block to seven dwellings) to enable retention of the Cottage. Permission granted on August 4th 2008 (ref. 08/01583).
5. Demolition of existing cottage and erection of two storey building to provide five syndicate rooms and a Bursar's house. Permission granted in July 1970 (ref. 19/69/2467)
6. Change of use from tied Bursar's cottage to office, pitched roof alterations to fenestration and three storey rear staircase extension. Permission granted on December 17th 1990 (ref 90/02709).

It should be noted that there are current pending applications for the Mansion and Cottage as follows:

7. Extension of time limit for implementation of permission ref. 05/03503 granted for change of use of mansion to single dwelling with associated internal and external alterations and extensions and change of use of existing Coach House/ Stable Block to 7 dwellings with associated internal and external alterations, all with associated landscaping and car parking (ref. 11/01181)
8. Demolition of The Cottage LISTED BUILDING CONSENT (re.f 11/01523/LBC)

Conclusions

The main issues to be considered are

- Environmental Impact Assessment (EIA) Screening
- the principle of conversion to 14 dwellings
- the acceptability of the physical alterations

- car parking provision and layout
- impact on trees and woodland and the historic landscape
- other technical issues such as renewable energy, ecology

The application site is located within an area of both national and local importance in terms of both built environment and as such represents a unique site with a stringent set of constraints imposed at a central and local level.

EIA screening

In view of the size of the site the Council is required to make a Screening Opinion under the provisions of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011. The gross site area amounts to 3 hectares and therefore by virtue of the size of the site and type of development proposed falls within the description of paragraph 10b of Schedule 2 to the Regulations and exceeds the threshold in column 2 of the table in Schedule 2 to the Regulations. Therefore taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it is the opinion of the Local Planning Authority that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Accordingly it is determined that the proposal is not “EIA development” within the meaning of the Regulations.

The principle of conversion to 14 dwellings

Policy G2 of the Unitary Development Plan states that “permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm’. In addition ‘other operations within the MOL will be inappropriate unless they maintain the openness and do not conflict with the purposes of including land in MOL.”

The Planning Statement, summarised above, puts the applicant’s case for ‘very special circumstances’ in respect of this application. In summary the site is already an inappropriate use which generates significant activity in the MOL and historic park. The proposed use will restore the listed building, improve the setting for the Coach House and the proposed development on the former Butten Building site, provide much needed improvements to the woodland and historic park, reduce traffic movements, is a very high quality standard of design and the proposed extensions will not amount to a significant increase in floorspace above the permitted scheme

In addition the applicants have provided a comparison of footprint and floorspace for the proposed extensions and the previously permitted scheme. In summary the proposed scheme, excluding the car parking basement area, represents an increase in floorspace of approx 7% above the current floorspace (from 2,870 sqm to 3,063 sqm) and approx 13% above the approved scheme for a single dwelling (from 2,683 sqm to 3,063sqm). The footprint of the building remains the same as existing.

The current use in itself is not an appropriate use within the MOL but there have long been inappropriate uses on this site. The 7% increase in floorspace for the extensions, above the current floorspace, is considered to be modest and the design and positioning ensures that it is discrete and sympathetic to the setting and appearance of the listed building. The extension will not be visible in long views of the Mansion.

There is copious, unrestricted parking in the western and eastern forecourts which detracts significantly from the setting and appearance of the listed building. The proposed level of parking on the western side of the Mansion will be reduced by the provision of some spaces in the new extension and a more structured layout.

In view of the above it is considered that there are sufficient 'very special circumstances' to justify the proposed conversion of The Cottage and The Mansion.

The Acceptability of the Physical Alterations

With regard to the physical changes to the Mansion there are both external and internal changes proposed.

The proposed alterations to the buildings have been the subject of lengthy negotiations at pre application stage and the applicant has made significant changes during this process. In particular the size of the larger extension has been substantially reduced.

The existing structures at the rear of the Mansion are mostly 19th and 20th century service buildings and are of less historic and architectural significance. Their removal was agreed as part of the previous permission and their demolition for this scheme is also considered acceptable.

The proposed extensions are set to the rear and are on the north side of the building. The larger extension extends almost the full width of the Mansion. The footprint extension will not extend any further into the woodland than the existing extensions, using an existing retaining wall to demarcate its northernmost extent. A terrace to the rear of the extension will extend into the adjoining bank but there will be minimal impact on the woodland. This aspect is discussed in more detail below.

The design of the extension does not replicate the detailed Nash design of the Mansion but is a much simpler design and it is considered that it will be a subservient structure that complements the existing building. This extension will be visible from the east but the views are limited due to the position of the woodland. On the western side the extension will be visible from the driveway up to the Mansion, over the top of the existing ballroom, and from the driveway to the Coach House but it is sufficiently set back to have a limited impact on the overall appearance of the Mansion.

The smaller extension is to the rear of the existing ballroom and replaces an existing boiler room. The extension is again a simple design and will be subservient to the host structure. It will be largely obscured from view by The

Cottage and will only be partly visible from the east from the driveway to the Coach House.

The other external alteration relates to the flat roof area over the southernmost part of the Mansion. The applicant proposes to modestly extend a flat roof area to provide extra internal floorspace for the 2 flats proposed on the second floor. The extension will not be visible from any point and will be compatible with both the internal and external appearance of this part of the building and as such is considered acceptable.

Turning to the internal alterations to the historic fabric of the Mansion the main changes is the formation of a new opening in the entrance hall to provide access to one of the flats. It is considered that the new doorway would not detract from the appearance of this grand entrance. In addition the new extension will provide an opportunity to create a new internal 'courtyard' which will demarcate the new and older elements of the Mansion and provide light to the centre of the building and create a unique feature within the building. Other alterations include new openings in existing partition walls and the creation of new partition walls.

There are limited external alterations to The Cottage, primarily to provide a new front entrance door for one of the flats. This is considered acceptable and would not detract from the appearance and setting of the Mansion.

In summary it is considered that the principle of residential use as flats is acceptable, especially given the extant permission for the use as a single family dwelling. In addition it is considered that the proposed extensions and alterations have been carefully designed to be sympathetic to the appearance and setting of both the listed building and the woodland immediately to the rear of the Mansion.

Car Parking Provision and Layout

In terms of the setting of the listed building the existing use generates a significant amount of vehicular traffic all of which parks in the forecourt area on the western side of the Mansion. This can amount to between 50 - 80 cars. The applicants considered the possibility of removing all of the car parking from this area and providing basement parking in the proposed extension. This was discussed at pre application stage but discounted due to the size of the structure needed to accommodate this number of vehicles.

The current proposal is to provide 7 car parking spaces in the basement of the extension with 22 parking spaces in the western forecourt area, including 2 disabled spaces. As previously stated this exceeds the Council's standards as set out in the UDP.

Access to the basement parking will be via an existing access to the rear of The Cottage and is considered to be acceptable. The external parking will be located on either side of the existing courtyard area with 2 spaces in the central area and will be set back from the main entrance. There will no longer be vehicle access to the south and east terraces which is considered to be a significant benefit.

Overall it is considered that given the 'luxury' nature of the proposed flats, the considerable distance from public transport links and lack of opportunity for informal on-street parking, the proposed level of car parking is acceptable. In addition the proposed parking layout is considered acceptable and would be a considerable improvement on the current parking situation.

Impact on trees and woodland, landscaping and the historic landscape

The impact of the development on the adjacent woodland has also been the subject of detailed pre application discussions. As previously stated the current proposal results in the overall loss of 20 trees.

The only significant tree that would be removed as part of the extension of the Mansion is T47 and it has been agreed for removal as part of the previous scheme. The remaining trees to be removed are either in poor condition or not of significant size and their loss would not have an adverse impact on the important woodland backdrop of the Mansion. The application also presents the opportunity to improve both the woodland and the Pulhamite rookery feature within the site and this is welcomed. Conditions are recommended requiring details of the woodland management and landscaping to be provided to ensure that the final scheme enhances this important feature of the site.

It is also considered that this is an important opportunity to enhance the biodiversity of the woodland and landscaped areas of the site and a condition is recommended that a Biodiversity Plan should be submitted to this end.

Other technical issues such as S106, renewable energy

In terms of renewable energy and reduction of carbon emissions the applicant has advised that it will not be possible to meet the London Plan targets in this respect. They have submitted a detailed report to demonstrate the difficulties in this respect and, in these exceptional circumstances, the limitations of the site in this respect are accepted. A condition requiring details of energy measures has been recommended to enable the applicant and the Council to continue discussions on this matter as the full details of the proposed scheme are worked up.

With regard to planning obligations the applicant is required to meet the requirements of the Planning Obligations Supplementary Planning Document. In this case the contributions would primarily relate to affordable housing as the scheme exceeds the threshold of 10 units as set out in Policy H2 of the UDP.

The applicant has submitted a financial viability appraisal (FVA) that concludes that due to the cost of development to deliver a high quality scheme for this listed building and the current housing market conditions a S106 payment in lieu contribution cannot be paid in this instance.

The Council has appointed independent advisors to assess the FVA and they advise that

“Therefore, we conclude that the applicant, at today’s date, given the guidance available, cannot support the inclusion of a commuted payment in respect of their current proposals.”

In view of this advice officers accept the applicants assertions in respect of S106 contributions for affordable housing. It should be noted that the applicants are prepared to sign a S106 agreement to secure payments of £13,000 per annum for the maintenance of the woodland for a period of 5 years.

Overall Conclusion

Grade I listed Mansion and Grade II registered park are one of the most important heritage assets of the Borough and careful consideration needs to be given to proposals that will affect their setting and appearance. Members will recall that planning permission has recently been granted for a revised scheme for the redevelopment of the former Butten Building site. Together with this and the recently converted Coach House it may be considered that the revised scheme for the Mansion will form part of an overall development that will secure the future of this important asset. In view of the above Members may agree that the scheme for conversion and extension of the Mansion and The Cottage is acceptable.

Background papers referred to during the production of this report comprise all correspondence on files refs. 11/01989 and 11/01994, excluding exempt information.

as amended by documents received on 15.07.2011 19.08.2011 26.08.2011

RECOMMENDATION: PERMISSION SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 LEGAL AGREEMENT relating to the payment of funds for maintenance of the woodland to the proposed management company, following the implementation of the Woodland Management

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 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACB18 Trees-Arboricultural Method Statement
ACB18R Reason B18
- 5 ACB19 Trees - App'ment of Arboricultural Super
ACB19R Reason B19
- 6 ACB20 Woodland Management Plan
ACB20R Reason B20
- 7 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 8 Sample panels of all external materials showing the proposed colour, texture, facebond and pointing (where appropriate) shall be provided on site

and approved in writing by the Local Planning Authority before any work is commenced and the sample panels shall be retained on site until work is completed. All facing materials shall be constructed in accordance with the approved details.

Reason: In order to comply with Policies BE1 and BE7 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

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| 9 | ACC03 | Details of windows |
| | ACC03R | Reason C03 |
| 10 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 11 | ACC05 | Brickwork patterning |
| | ACC05R | Reason C05 |
| 12 | ACC06 | Mortar details |
| | ACC06R | Reason C06 |
| 13 | ACC08 | Satisfactory materials (all surfaces) |
| | ACC08R | Reason C08 |
| 14 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 15 | ACD04 | Foul water drainage - no details submitt |
| | ADD04R | Reason D04 |
| 16 | ACD06 | Sustainable drainage system (SuDS) |
| | ADD06R | Reason D06 |
| 17 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 18 | ACH04 | Size of parking bays/garages |
| | ACH04R | Reason H04 |
| 19 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 20 | ACH18 | Refuse storage - no details submitted |
| | ACH18R | Reason H18 |
| 21 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 22 | ACH27 | Arrangements for construction period |
| | ACH27R | Reason H27 |
| 23 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 24 | Details of a scheme for all external lighting relating to The Mansion and The Cottage and the car park and surrounding areas shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The approved scheme shall be certified to accord with BS 5489-1:2003 and be implemented before the development is first occupied and the lighting shall be permanently retained thereafter. | |
| | ACH23R | Reason H23 |
| 25 | ACK01 | Compliance with submitted plan |

Reason: In order to comply with Policy BE1 of the Unitary Development Plan.

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|----|---|--|
| 26 | No structure, plant, equipment, machinery or domestic furniture or associated outdoor paraphernalia shall be placed, erected or installed on or above the roof or on external walls without the prior permission in writing of the Local Planning Authority . | |
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- ACK03R K03 reason
- 27 ACK05 Slab levels - no details submitted
- ACK05R K05 reason
- 28 ACN10 Bat survey
- ACN10R Reason N10
- 29 Demolition and construction works associated with the approved scheme shall not take place before 0800 or after 1800 on any weekday nor before 0800 or after 1300 on any Saturday. No works shall take place on any Sunday, Bank Holiday, Christmas Day or Good Friday unless approved in writing by or on behalf of the Local Planning Authority.

Reason: In order to protect the amenities of local residents and of the area generally and to comply with Policy BE1 of the Unitary Development Plan.

- 30 Before any works on site are commenced, an updated site-wide anergy strategy assessment shall be submitted to and approved by the Local Planning Authority, following consultation with English Heritage to further investigate opportunities to provide renewable energy on the site.

The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve an agreed reduction in carbon dioxide emissions from on-site renewable energy generation. The feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development should be included within the assessment. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

- 31 There shall be no car parking beyond the on the south and east elevations at any time. Details of measures to ensure this shall be submitted to and approved and implemented.

Reason: In order to comply with Policies G2 and BE1 of the Unitary Development Plan and to protect MOL and improve appearance.

- 32 Prior to any work commencing on site details of the design and appearance of the 'juliette' balconies shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the design and appearance of the balconies is sympathetic to the appearance and setting of the listed building in accordance with Policy BE8 of the Unitary Development Plan.

- 33 Prior to the commencement of any work on site, including demolition, a Biodiversity Plan shall be submitted and approved in writing by the Local Planning Authority detailing measures to enhance the current biodiversity of the site and to protect existing wildlife from noise and disturbance during the construction process. The measures approved shall be implemented in accordance with the details and timetable set out in the approved Plan.

Reason: To protect existing wildlife on the site and enhance the existing wildlife on the site and to comply with Policy NE2 of the Unitary Development Plan.

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

- H1 Housing supply
- H2 Affordable Housing
- H7 Housing density and Design
- BE1 Design of New Development
- BE7 Listed Buildings
- BE11 Historic Parks and Gardens
- NE 7 Development and Trees
- NE8 Conservation and management of trees and woodland
- T1 Transport Demand
- T3 Parking
- T9 Pedestrians
- T10 Cyclists
- G2 Metropolitan Open Land
- G4 Re-use of buildings in the Green Belt and Metropolitan Open Land

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 areas
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties, in relation to privacy, light and outlook
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the housing policies of the development plan
- (g) sustainability issues
- (h) the green belt and open space policies of the development plan
- (i) the conservation policies of the development plan
- (j) the setting, character and appearance of the listed building
- (k) the relationship of the development to trees to be retained

and having regard to all other matters raised.

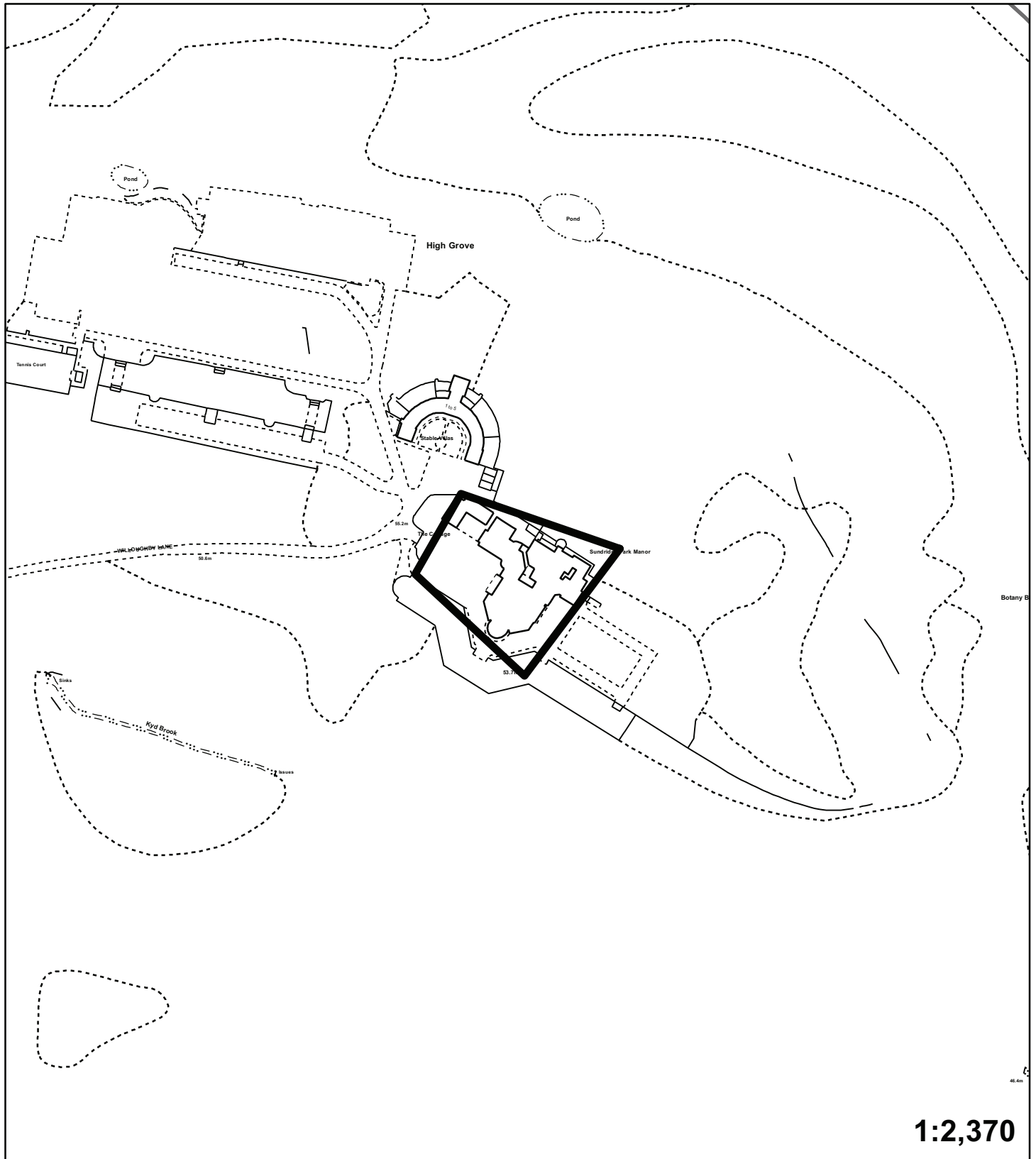
INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering

Application:11/01989/FULL1

Address: Sundridge Park Manor Willoughby Lane Bromley BR1 3FZ

Proposal: Partial demolition/external alterations and two storey rear extension with basement and surface car parking and change of use of Mansion and The Cottage from hotel to 13 two bedroom and 1 three bedroom flats



SECTION '2' – Applications meriting special consideration

Application No : 11/01994/LBC

Ward:
Plaistow And Sundridge

Address : Sundridge Park Manor Willoughby Lane
Bromley BR1 3FZ

OS Grid Ref: E: 541788 N: 170628

Applicant : Cathedral (Sundridge) Ltd

Objections : NO

Description of Development:

Partial demolition, internal and external alterations and rear extension to Mansion
LISTED BUILDING CONSENT

Key designations:

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

Joint report with application ref. 11/01989

as amended by documents received on 15.07.2011 19.08.2011 26.08.2011

RECOMMENDATION: GRANT LISTED BUILDING CONSENT SUBJECT TO THE PRIOR COMPLETION OF A SECTION 106 AGREEMENT relating to the payment of funds for maintenance of the woodland to the proposed management company, following the implementation of the Woodland Management

subject to the following conditions:

- 1 ACG03 Stability during partial demolition
 ACG03R Reason G03
- 2 ACG04 Submission of structural eng. drawings
 ACG04R Reason G04
- 3 ACG05 Timing of demolition work
 ACG05R Reason G05
- 4 ACG06 Demolition by hand
 ACG06R Reason G06
- 5 ACG07 Repointing by hand
 ACG07R Reason G07

6 The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

Reason: To ensure that premature demolition does not take place.

7 Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with prior approval in writing of the Council. Particular regard should be given to the following item(s):

- The principal rooms and circulation spaces, including the principal and secondary staircases, on the ground and first floors.

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

8 The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. Particular regard should be given to work affecting the following features or parts of the building:

- The principal rooms and circulation spaces on the ground and first floors.

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

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

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

10 All new external materials and finishes shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to works commencing on site. This shall take the form of a detailed methodology and samples which must be approved and retained on site for the duration of the works.

ACG08R Reason G08

11 All new internal materials and finishes shall be submitted to and approved in writing by or on behalf of the Local Planning Authority prior to works commencing on site. This shall take the form of a detailed methodology and samples which must be approved and retained on site for the duration of the works.

ACG08R Reason G08

- 12 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and the material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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

- 13 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- A detailed landscaping plan at 1:50 scale showing the re-landscaping of the forecourt area - including the site currently occupied by The Cottage building immediately to the west of the principal building - including details of car parking arrangements and all new lighting and signage.
- Detailed drawings at 1:20 scale - with details at 1:5 scale - of all new windows and doors including their architraves and surrounds to the east, north and west elevations.
- Detailed drawings of proposed rooflights, windows (including blind windows) and french doors.
- Detailed drawings/sections and method of installing partitions and acoustic partitions,
- Method for blocking existing openings including stairs
- Details and method for enlarging the existing flat roof,
- Detailed drawings of kitchen and bathroom layouts for all apartments within the mansion

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

- 14 New windows to the east and west elevations of the existing building shall be timber, double-hung, vertical sliding sashes.

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

- 15 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black.

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

- 16 Written notification of the start of works on site shall be sent to English Heritage, London Region, 1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST and a copy sent to the Council at least seven days before the works hereby approved are commenced.

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

- 17 Detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved in writing by or on behalf of

the Local Planning Authority before the relevant part of the work is begun: all works required to achieve Building Regulations Approval for the change of use and conversion.

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

Reasons for permission:

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

- H1 Housing supply
- H2 Affordable Housing
- H7 Housing density and Design
- BE1 Design of New Development
- BE7 Listed Buildings
- BE11 Historic Parks and Gardens
- NE 7 Development and Trees
- NE8 Conservation and management of trees and woodland
- T1 Transport Demand
- T3 Parking
- T9 Pedestrians
- T10 Cyclists
- G2 Metropolitan Open Land
- G4 Re-use of buildings in the Green Belt and Metropolitan Open Land

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding areas
- (c) the setting, character and appearance of the listed building

and having regard to all other matters raised.

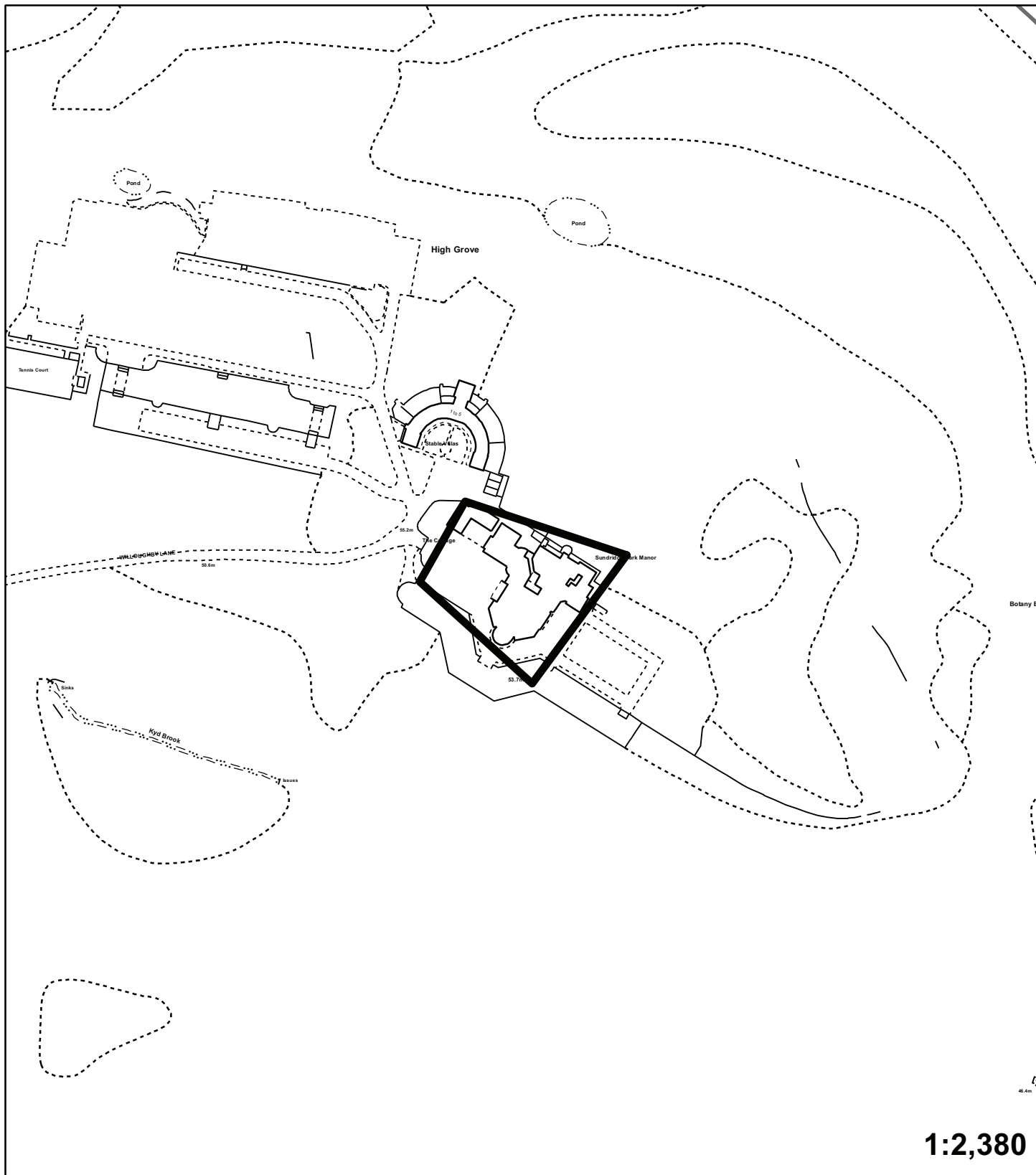
INFORMATIVE(S)

- 1 The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

Application:11/01994/LBC

Address: Sundridge Park Manor Willoughby Lane Bromley BR1 3FZ

Proposal: Partial demolition, internal and external alterations and rear extension to Mansion LISTED BUILDING CONSENT



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SECTION '2' – Applications meriting special consideration

Application No : 11/02137/TPO

Ward:
Biggin Hill

Address : 35 Valley View Biggin Hill TN16 3QN

OS Grid Ref: E: 541619 N: 158272

Applicant : Mr And Mrs Cheadle

Objections : NO

Description of Development:

Fell 1 Oak tree in back garden
Subject to TPO 301

Proposal

Fell one oak tree.

Location

In back garden of 35 Valley View.

Comments from Local Residents

None.

Planning Considerations

This application concerns an oak tree in the back garden of 35 Valley View but the application has been made by the owner of No.33.

The applicant has stated that he wishes the tree to be felled because of excessive shading and low amenity value. The application includes a petition which has been signed by the owners of Nos. 31, 37 and 39 Valley View and 55 Lusted Hall Lane. The petition states:

“This petition expresses our concerns in respect of the oak tree in the rear garden of 35 Valley View. Although this tree was granted a tree preservation order in 1986 years of neglect now leave us with a tree whose size and condition give us all a great deal of concern for our safety and quality of life. Its size and proximity to our houses the considerable overhang to our gardens and the organic mess it deposits every year month after month (acorns have not been seen for at least 5 years) and the real possibility of roots undermining our properties lead us to ask that the TPO is lifted as

soon as possible with a view to the tree being removed in order that we can all return to a safe and enjoyable environment once again.”

The tree is a mature specimen about 15 metres in height with a wide spreading canopy. It is in a healthy condition and there is no serious risk of branch failure or even total failure of the tree. The back garden of no.35 is 12 metres long and 9 metres wide, and the tree is just under 2 metres from the rear boundary. The tree is to the north of the houses and whilst it does not cause direct shading it will contribute to loss of ambient light. The tree is clearly visible between and over the houses and does make a positive contribution to the visual amenities of the area. The problems described could be alleviated by appropriate pruning.

The applicant does not appear to have sought the agreement of the owner for the carrying out of the work and the owner has not made any submissions in respect of this application. It should be noted that if consent were to be granted the agreement of the owner would be required for the carrying out of any work to the tree as he remains responsible for its maintenance.

Conclusions

The tree is a healthy specimen of amenity value to the area. Pruning of the tree would help to alleviate the problems described rather than its complete removal and can be consented under this application.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02137, excluding exempt information.

RECOMMENDATION: SPLIT DECISION

Fell one oak tree in back garden: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The oak tree is considered to make an important contribution to the visual amenities of the street scene and the proposed loss of the tree would be detrimental to the visual amenities of the area.**

Lift to give 5m clearance over the ground and crown thin by 20% one oak tree in back garden: CONSENT TO TREE WORKS

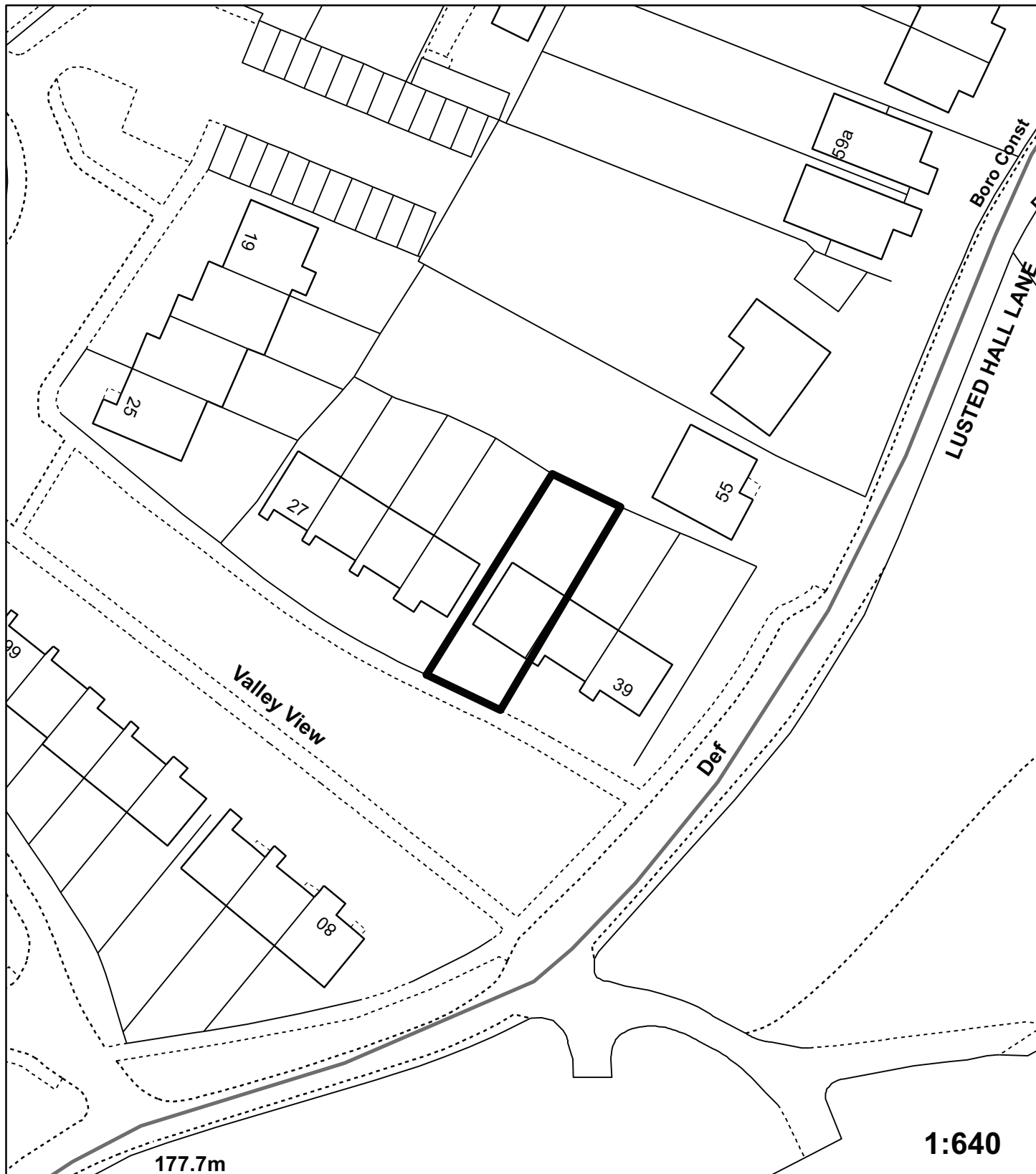
Subject to the following conditions:

- | | | |
|----------|---------------|--------------------------|
| 1 | ACB09 | Tree Commencement |
| | ACB09R | Reason B09 |
| 2 | ACB07 | Tree Surgery |
| | ACB07R | Reason B07 |

Application:11/02137/TPO

Address: 35 Valley View Biggin Hill TN16 3QN

Proposal: Fell 1 Oak tree in back garden
Subject to TPO 301



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SECTION '2' – Applications meriting special consideration

Application No : 11/02332/TPSPLD

Ward:
Chelsfield And Pratts
Bottom

Address : 47 Helegan Close Orpington BR6 9XH

OS Grid Ref: E: 545846 N: 164919

Applicant : Mr David Warren

Objections : NO

Description of Development:

Fell 1 sycamore tree in the back garden Subject to TPO 1433

Proposal

To fell one multi stemmed sycamore tree.

Location

In back garden.

Comments from Local Residents

One letter of support from the adjoining owner.

Planning Considerations

This application has been made by the owner of the property and concerns a triple stemmed sycamore in the middle of the back garden. The tree is about 20 metres in height and is in a reasonably healthy condition. It is 7 metres from the rear of the house and is to the north west of the rear of the house which a three storey terraced property.

The reason given for the proposed felling is that the owner considers that the tree is too big for the garden which is constantly in shade and nothing will grow. It is alleged that it interferes with television reception and it poses a threat to the property. The applicant considers that the tree has no amenity value. He has lived at the property for 11 years and he states that it has grown considerably and the branches almost touch the rear of the house. He intends to leave a stump of 1 metre in height and not to plant a replacement as there are several other trees nearby.

The back garden appears untended. The tree is to the north west of the house and will cause shading during the late afternoon and evening but shade during the

morning will be from the house. The tree has a high canopy and the tree is clearly visible over the roof of the house and does make a contribution to the visual amenities of the area. The tree is in a reasonably healthy condition and there is no significant risk of the tree failing. Some pruning work would help to alleviate the problems described.

Conclusions

The reasons given for the proposed felling do not outweigh the amenity value of the tree.

Background papers referred to during production of this report compromise all correspondence on file ref. 11/02332, excluding exempt information.

RECOMMENDATION: SPLIT DECISION

Fell 1 sycamore tree in back garden: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 The sycamore tree is considered to make an important contribution to the visual amenities of the street scene and the proposed felling would be detrimental to the visual amenities of the area.**

Lift to give 5m clearance over the ground, crown thin by 20% and cut back to give a clearance to the building of no more than 2 metres 1 Sycamore tree in the back garden: CONSENT TO TREE WORKS

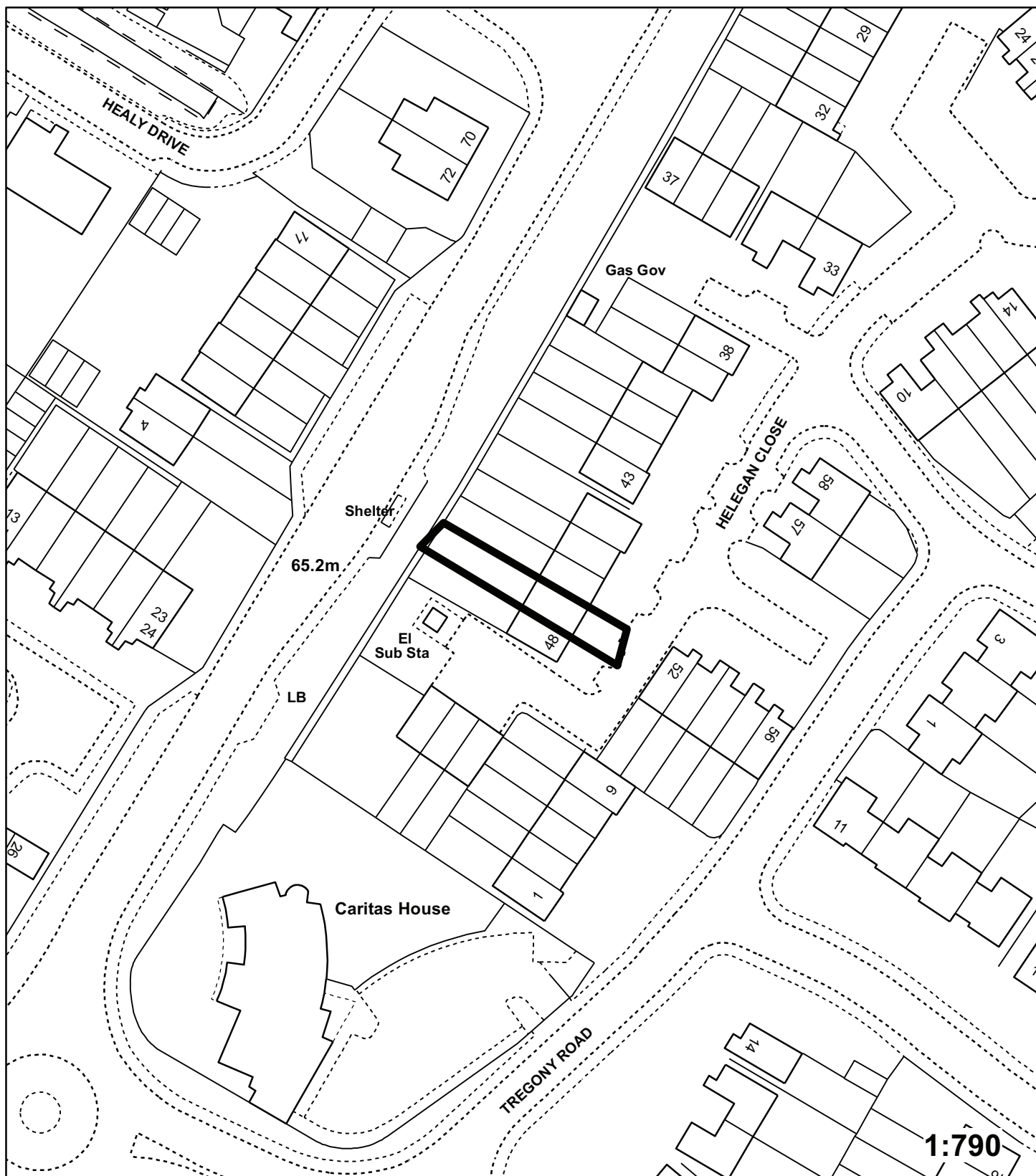
subject to the following conditions:

- | | | |
|----------|---------------|------------------------------------|
| 1 | ACB09 | Tree consent - commencement |
| | ACB09R | Reason B09 |
| 2 | ACB07 | Tree Surgery |
| | ACB07R | Reason B07 |

Application:11/02332/TPO

Address: 47 Helegan Close Orpington BR6 9XH

Proposal: Fell 1 Sycamore tree in the back garden
Subject to TPO 1433



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/00399/FULL2

Ward:
Bromley Common And
Keston

Address : 20 Chantry Lane Bromley BR2 9QL

OS Grid Ref: E: 541636 N: 167863

Applicant : Mrs Janette Yates-Smith

Objections : YES

Description of Development:

Change of use of part of ground and first floor from offices to non residential institution (Class D1) and elevational alterations including conversion of ancillary garage into office space

Key designations:

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

Proposal

The existing two storey semi detached building is currently occupied by offices (Use Class B1) over both floors. The application proposes to change the existing use of part of the building located towards the rear of the premises into a non residential institution (Class D1). The proposed partial change of use would be located towards the rear of the building at both floors. Towards the front of the building at both floors elevational alterations are proposed to convert the existing garage door and glazed panel to the front elevation into a new entrance door for access to the retained office space. The applicant indicates that the intended use would be as a non residential institution which would include educational uses such as language studies, dance, drama and speech classes.

Location

The application site is located on the southern side of Chantry Lane, and can be accessed via a single lane track off of Chatterton Road. The existing building is a two storey semi detached commercial building which has a large area of hard standing towards the side of the property for car parking. The adjacent semi is currently occupied by a commercial car repairs business with a workshop and ancillary office space.

Comments from Local Residents

- the hours of operation and the levels of noise would increase as a result of the proposals
- the generalization afforded to Use Class D1 is a concern as this could result in a wide range of uses for the property resulting in significant harm to surrounding residential amenities
- the design and access statement is unclear with regards to the use and size of the building and whether the current offices are in fact vacant.
- the proposed opening hours are not normal working hours and would result in late night disturbance and noise.
- the existing narrow pot holed road is an unsuitable access for such a use

Comments from Consultees

From a highway planning perspective no technical objections are raised subject to a condition on any approval concerning details of parking layout.

From an environmental health perspective no technical objections are raised.

Planning Considerations

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

BE1 Design of New Development
T1 Transport Demand
T3 Parking
EMP3 Conversion or Redevelopment of Offices
EMP6 Development Outside Business Areas
C1 Community Facilities

Planning History

Under planning application ref. 01/00343, planning permission was granted for a detached double garage

Under planning application ref. 96/01773, planning permission was granted for first floor extension, new fire escape and elevational alterations to existing light industrial building to enable use as offices.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and whether the development would result in increased on street parking detrimental to highway safety.

In terms of the alterations to the external appearance of the building this involves utilising the existing garage area at ground floor as offices adding a new entrance

door and glazed panel in place of the existing garage door. The external appearance, scale and form of these alterations are considered on balance to be acceptable in keeping with the site, surroundings and existing building.

With regards to the loss of office space and employment, the accommodation that currently exists on site previously employed up to eleven staff. The proposal would reduce the amount of office space and would result in a reduction of five staff from the existing office. However the proposed use of part of the building would in fact generate new employment at the site and provide a facility for training, further education and other activities for young people in the area. There would still be a large amount of office accommodation provided at the site on both floors of the existing building. The proposal would result in a flexible space which can appropriately accommodate the uses and maintain the vitality and employment opportunities of the Borough in accordance with Policy EMP3.

In terms of the parking provision proposed and numbers of visitors to the site the applicant has provided additional information clarifying that the off street parking would be provided for the D1 use only. They have also provided details of the numbers of people per class and the hours of operation. It is considered on balance that due to the numbers of people attending, the hours of operation, the parking provided and the existing public transport links that the proposal would not result in any significant harm to pedestrian or highway safety.

With regard to the impact of the proposed use to the amenities of neighbouring residents, it is noted that the proposed use may have the potential to give rise to some loss of amenity, with particular regard to noise and disturbance. However, there are a number of other commercial premises located within this road including car and coach repairs premises and a mini cab firm. As noted earlier in the report, Environmental Health has considered that the proposal is not harmful in terms of noise and disturbance. Members may consider that an appropriately worded planning condition limiting the hours of use would minimize any general increase in noise and disturbance.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/00399, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH02 Satisfactory parking - no details submit
 ACH02R Reason H02
- 3 The area indicated as D1 use shall not take place other than between the hours of 09:00 - 21:00 on Mondays to Fridays and 0930am - 19:30 on Saturdays.

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and H7 of the Unitary Development Plan and in the interests of the amenities of the adjacent properties.

5 No more than 20 customers/visitors shall be accommodated within the D1 part of the premises hereby permitted in accordance with the details submitted on the 16th June 2011.

Reason: In the interests of the residential amenities of the area.

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
T1 Transport Demand
T3 Parking
EMP3 Conversion or Redevelopment of Offices
EMP6 Development Outside Business Areas
C1 Community Facilities

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

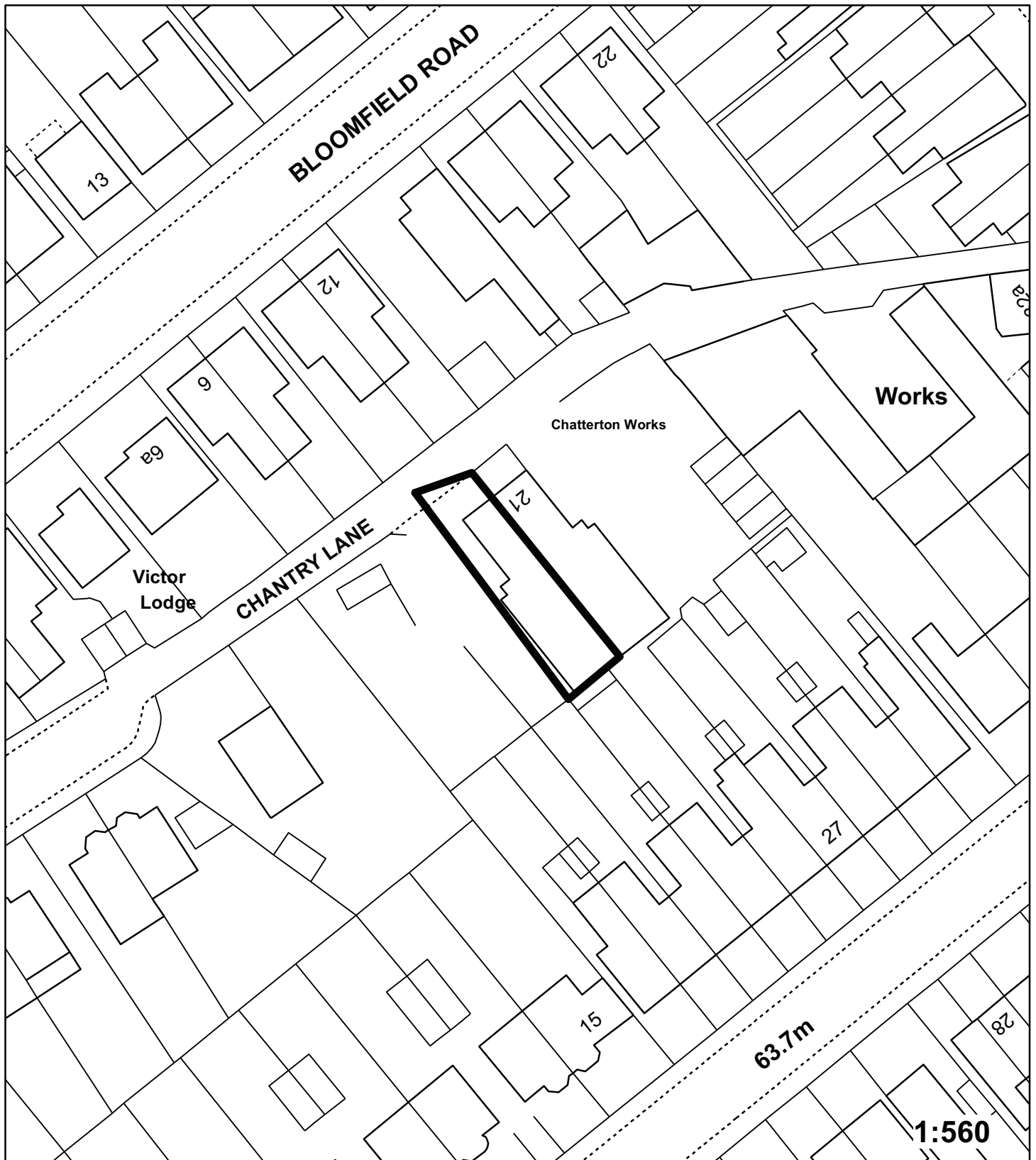
- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the privacy of occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) accessibility to buildings

and having regard to all other matters raised.

Application:11/00399/FULL2

Address: 20 Chantry Lane Bromley BR2 9QL

Proposal: Change of use of part of ground and first floor from offices to non residential institution (Class D1) and elevational alterations including conversion of ancillary garage into office space



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01372/FULL6

Ward:
Copers Cope

Address : 84 Copers Cope Road Beckenham BR3
1RJ

OS Grid Ref: E: 536998 N: 170761

Applicant : Mrs G Cullen

Objections : YES

Description of Development:

Single storey side, rear and front extensions including conversion of garage to habitable accommodation

Key designations:

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

Proposal

Members may recall that this case was presented to the Plans Sub Committee held on the 21st July 2011.

It was resolved that this case should be deferred without prejudice to any decision taken in order that the applicant considers reducing the proposed depth of rearward projection of the extension.

The applicants have now submitted revised plans which indicate the depth of rearward projection of the extension reduced by 1.5 metres.

The previous report is repeated below subject to suitable updates.

The application proposes to construct a single storey side, rear and front extension located adjacent to the boundary with No. 82. The single storey front extension is around 2.580 metres deep, has a pitched roof with a maximum height of around 4.3 metres but does not project any further forward than the existing house.

The side and rear extension is located around 0.8 metres away from the boundary with No. 82 and includes the conversion of the existing garage building into

habitable accommodation. Towards the rear the proposed extension has a rearward projection of around 3.6 metres from the existing rear flank wall of the property. The extension and conversion accommodates a new study, shower room and toilet, a fitness suite and a family room.

Location

The application site is located towards the northern end of Copers Cope Road and is an existing two storey detached residential dwelling.

The area is predominantly residential in character. The existing property has an attached single storey garage with a pitched roof and a large area of hard standing for parked vehicles to the front with two vehicular accesses.

Comments from Local Residents

- the Ordinance Survey map extract indicates that the garage of No. 82 is detached and located next to the boundary. It is in fact attached to the main house and there is a gap between it and the boundary.
- the umbrages of the Weeping Willow and Holly trees is inaccurate.
- the rearward projection of the extension is bulky and excessive.
- the extension may result in the removal of existing boundary vegetation and result in a visually intrusive and prominent extension.
- the height of the extension is excessive and causes loss of prospect
- the extension appears capable of being severed to form a separate dwelling
- the extension may result in damage to tree roots

In response to these objections the applicants have provided an additional supporting letter, the full text of which is available to view. The comments include the following statement:

The proposal would not have a detrimental impact on the amenities of the immediately adjacent neighbours who have not objected to the proposals. There are other properties including No. 80 which have significant extensions and very small gaps between boundaries. There is little if any gap between Nos. 80 and 78. Other properties within the road have had significant increases in habitable accommodation. The existing building lines of Nos. 82 and 84 towards the rear are of a similar depth of rearward projection to the extension proposed here. We have no intention of removing or damaging the trees.

Comments from Consultees

From a highway planning perspective, no technical objections are raised to the loss of the garage as there is existing parking available on the curtilage.

From a trees and landscaping perspective no significant trees would be affected by the proposals and no technical objections are therefore raised.

Planning Considerations

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

BE1 General Design
H8 Residential Extensions
T3 Parking

Planning History

Under planning application ref. 01/00247, permission was granted for a single storey side extension.

Under planning application ref. 03/04196, permission was refused and dismissed at appeal for a four storey block comprising 1 one bedroom and 13 two bedroom flats, with 21 car parking spaces at 84 – 86 Copers Cope Road. The Inspector concluded the proposal was an overdevelopment of the site harmful to the character and appearance of the area.

Under planning application ref. 05/03094 planning permission was refused and dismissed at appeal for the demolition of existing dwellings and erection of 2 three storey detached blocks comprising a total of 12 two bedroom flats with 18 car spaces, detached cycle and refuse stores, hard and soft landscaping and new vehicle access onto Copers Cope Road. (at 84 and 86 Copers Cope Road). The application was dismissed at appeal and the Inspector concluded that the proposal would be harmful to the character and appearance and spatial standards of the area. The proposal was also considered harmful to existing resident's amenity.

Under planning application ref. 07/01609, planning permission was refused for a two storey side extensions and conversion into 4 two bedroom and 1 three bedroom flats and refuse store at front. The proposal was considered harmful to existing spatial standards, the street scene and the character of the area.

Conclusions

The main issues in this case are whether the current proposals would result in an overdevelopment of the site, whether they would adequately protect the amenities of adjacent residents in terms of light, privacy and outlook, whether the proposal would significantly harm the spatial standards of the locality and be in keeping with the character and appearance of the area and street scene in general

Policies BE1 and H8 draw attention to the need to respect the character, appearance and spatial standards of the surrounding area, the area around the site is predominantly residential and the buildings in the area are predominantly detached dwellings set within spacious plots.

The development is not considered to result in any significant decrease in spatial standards as the footprint of the proposed extension maintains an acceptable separation between the flank elevations and adjacent boundaries. The extensions are of an appropriate design and scale in keeping with the street scene and

surroundings which could on balance be considered to relate well to the host dwelling and character and appearance of the area in general.

The main bulk of the extensions are located towards the rear of the property. Whilst the depth of rearward projection of the extension is some 5.1 metres, the proposal leaves adequate distances towards the boundary of the site with similar rear extensions and building lines of a similar depth visible from the application site. The submitted floor plans indicate an internal door to into the hallway and to ensure the extension is not severed into a separate unit an appropriately worded condition could be imposed on any approval to ensure that the use of the extension does not become separate from the main dwelling.

With regards to the loss of the garage there is existing parking available to the front of the property and an existing garage adjacent to No. 86.

Members may therefore agree that this proposal is acceptable and would not result in a unduly detrimental impact on the residential amenities of neighbouring properties nor impact detrimentally on the character of the area or the street scene generally given the distance from the boundary, the orientation of the site, existing boundary screening and vegetation and the location of existing buildings and extensions at adjacent properties

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01372 and 01/00247, excluding exempt information.

as amended by documents received on 26.08.2011

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 | ACI07 | Restrict to members of household (1 in) | at 84 Copers Cope |
| | Road | | |
| | ACI07R | Reason I07 | |

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
- H8 Residential Extensions
- T3 Parking

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 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;

and having regard to all other matters raised.

Application:11/01372/FULL6

Address: 84 Copers Cope Road Beckenham BR3 1RJ

Proposal: Single storey side, rear and front extensions including conversion of garage to habitable accommodation



Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01535/FULL6

Ward:
Chislehurst

Address : 3 Islehurst Close Chislehurst BR7 5QU

OS Grid Ref: E: 543476 N: 169536

Applicant : Mr R Sandu

Objections : YES

Description of Development:

Two storey side extension. Detached double garage to front and alterations to existing vehicular access

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Proposal

- Planning permission is sought to enlarge the existing property with a two storey side extension erected to the south of the existing dwelling which will project a maximum 6.9m in width and occupy an existing recess. A hipped roof is proposed above this extension which will link on to the existing roof but whose ridge height will be lower. The extension will be inset from the existing frontage by approximately 0.9m.
- A detached garage is proposed to the west of the dwelling which will incorporate a footprint measuring 6.6m x 6.6m and include a pitched roof.

Location

The application site is located within a cul-de-sac of 9 detached houses situated within the Chislehurst Conservation Area. The Close contains two early Twentieth Century "Arts and Crafts" dwellings at the junction with Summer Hill with the remaining seven, including the application dwelling, being of more modern design, and characterised by the predominant use of red brick and their cat-slide roofs. The application site is the largest of the plots at 0.14ha with the host dwelling linked to No 2 through the garage.

Comments from Local Residents

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

- loss of light to rear of neighbouring property
- proposed detached garage will appear dominant within the streetscene and obstruct views within the close
- loss of prospect
- oppressive form of development
- overdevelopment of relatively small area of land
- proposal will improve house and enhance the neighbourhood
- revised plans do not overcome existing concerns

Objections have also been raised by Chislehurst Society on the basis of inconsistencies in the roof elevation drawings, although revised plans has since been received affecting that element.

Comments from Consultees

No technical Highways objections raised, although layout of the crossover will need to be agreed by Area Management.

Planning Considerations

Policies BE1, BE11 and H8 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 which complements the qualities of the surrounding area; to safeguard the amenities of neighbouring properties; and to ensure that new development preserves or enhances conservation areas.

No objection has been raised by the Tree Officer given the separation between the proposed extension and the cedar tree located to the south western corner of the site.

Planning History

Under ref. 03/03182, the Council refused planning permission for a detached two storey house to the side of the application dwelling at No 3 Isleworth Close. Under ref. 05/00197, planning permission was refused for the re-contouring of the front, side and rear of the garden. The latter application was refused on the basis that the recontouring of the garden would prejudice the retention and well-being of two trees protected by a Tree Preservation Order.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Chislehurst Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties. The proposal should be considered specifically in relation to the two storey side extension and the detached garage.

It is considered that the proposed two storey side extension will maintain a subservient appearance in relation to the host building with its roof line set lower down in relation to the existing structure and the frontage inset by 0.9m. Its design will maintain a similar design to the host building with the existing cat-slide feature maintained and the extension roof pitch incorporating a similar angle to the cat slide roof. Given the size of the plot and the location of the extension it is considered that the proposed addition could be comfortably accommodated without appearing unduly prominent. Furthermore, open views will continue to be maintained to much of the side and rear of the dwelling.

Whilst objections have been raised in relation to the proposed detached garage, given its overall height and location views will similarly continue to be maintained beyond that proposed structure and it is not considered that the character of the streetscene or wider Chislehurst Conservation Area will be so adversely affected as to warrant refusal. However, a landscaping condition is suggested in order to soften the character of the site between the proposed works and the highway.

Turning to the effect of the development on the living conditions of surrounding properties, a generous separation will be maintained between the proposed building and surrounding houses and it is not considered that the prospect or visual amenities of surrounding houses will be adversely affected.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/03181, 05/00197 and 11/01535, excluding exempt information.

as amended by documents received on 18.08.2011

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 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 4 | ACI08 | Private vehicles only |
| | ACI08R | Reason I08 |
| 5 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |

In granting permission the local authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions

The development is considered satisfactory in relation to the following:

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

and having regard to all other matters raised.

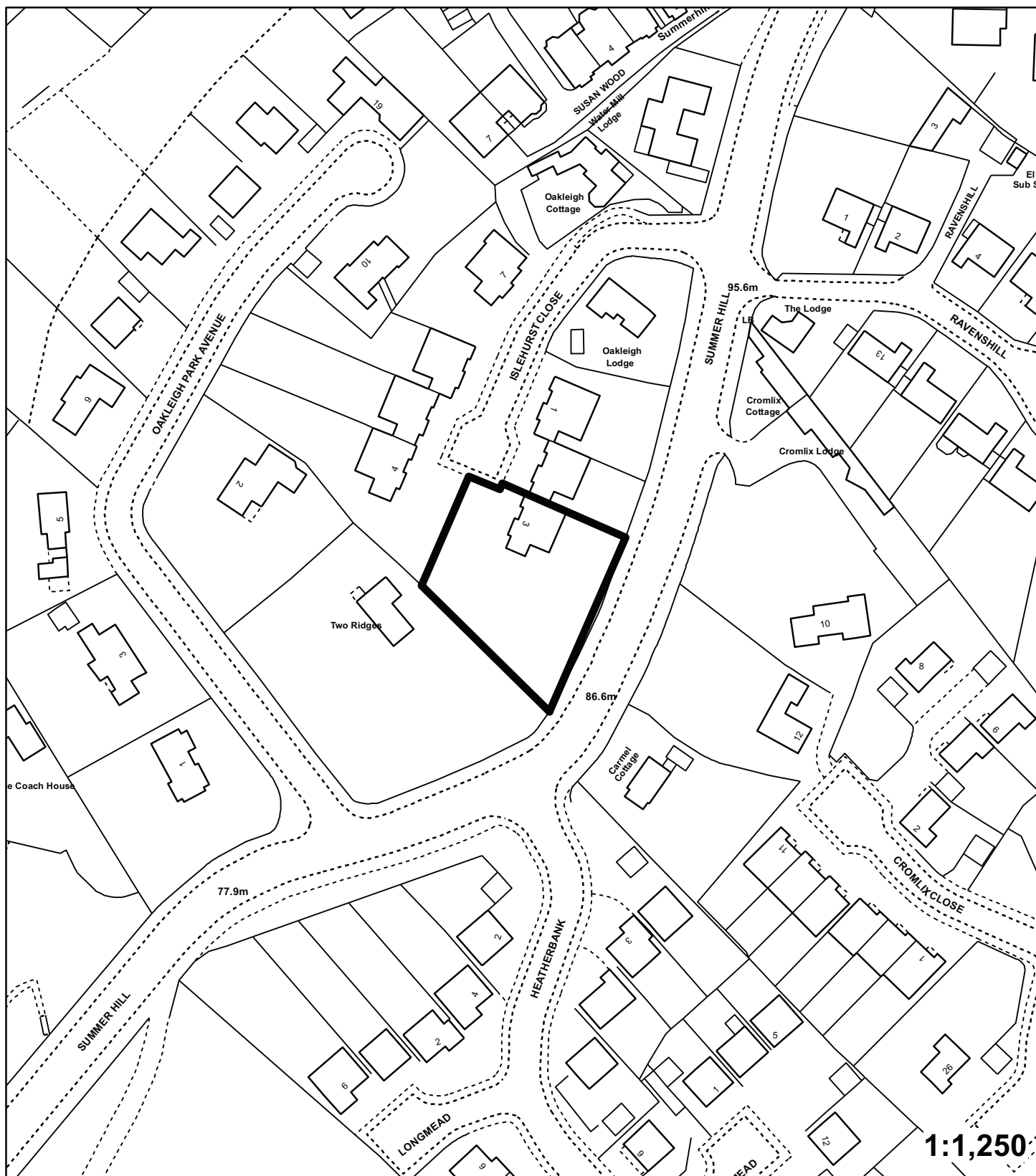
INFORMATIVE(S)

1 RDI16 Contact Highways re. crossover

Application:11/01535/FULL6

Address: 3 Islehurst Close Chislehurst BR7 5QU

Proposal: Two storey side extension. Detached double garage to front and alterations to existing vehicular access



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01826/FULL3

Ward:
Orpington

Address : 51 Sevenoaks Road Orpington BR6 9JN

OS Grid Ref: E: 546047 N: 165462

Applicant : Dr Qureshi

Objections : NO

Description of Development:

Change of use of existing garage to computer learning centre (D1) and single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London Distributor Roads

Proposal

- The proposal is to convert the existing garage into a computer learning centre with a small single storey extension to the rear to accommodate a WC.
- The garage door is to be replaced with a front door and window and to the rear, there are two windows facing the rear garden with a door to the side of the extension.

Location

- The application site is located to the east of Sevenoaks Road and is a large detached family dwelling.
- The surrounding area is mainly characterised by large detached dwellings set in good sized plots and set back from the road.
- There are other commercial premises close to the application site including doctors' surgeries, dentist, petrol station and Conservative Club.

Comments from Local Residents

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

- wholehearted support for proposal.

Comments from Consultees

The Highways Engineers have raised no objections to the proposal.

Planning Considerations

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

BE1 Design of New Development
EMP8 Use of a dwelling for business purposes
T18 Road Safety

Planning History

Planning permission was granted for a single storey side/rear extension and rear dormer in 2005 under ref. 05/02766.

Planning permission was refused for a vehicular access in 2006 under ref. 06/00552.

Planning permission was granted for a single storey side/rear extension and rear dormer in 2006 under ref. 06/00914.

Planning permission was refused for front boundary wall with railings and gate in 2006 under ref. 06/02692.

Planning permission was refused for front boundary wall with railings and gate in 2007 under ref. 07/00995.

Planning permission was refused for a single storey rear extension in 2009 under ref. 09/01418.

Planning permission was refused for a change of use of existing garage to computer learning centre (D1) and single storey rear extension in 2011 under ref. 11/00369.

Conclusions

The main issues relating to the application are the effect that the proposed use of part of the premises as a computer learning centre would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and the impact on the road safety of the surrounding area.

This application is a re-submission after a refusal in April 2011. The previous application was refused on the following grounds:

'In the absence of information to the contrary, the proposal is likely to result in an unacceptable level of additional vehicular traffic, resulting in a severe loss of residential amenity by reason of noise and disturbance, contrary to Policies BE1 and EMP8 of the Unitary Development Plan.

In the absence of information to the contrary, the proposal is likely to result in a significant increase in the volume of traffic entering and exiting the site with inappropriate access, thereby having a detrimental impact on road safety, contrary to Policies BE1 and T18 of the Unitary Development Plan.'

The current application is for an identical development but more details have been submitted in relation to the number of trainees, the number and length of sessions each day and parking arrangements. Details of opening times and noise prevention measures have also been included.

The site is a large property with a large frontage, capable of accommodating a number of vehicles. The use is proposed to operate weekdays between 9.00 and 17.30 and there would be a maximum of 3 two hour classes per day. The use is proposed during normal office hours and it is considered that the increase in activity at the property is unlikely to result in noise and disturbance for local residents given the limited number of classes per day. Acoustic fencing is also proposed along the southern boundary which will provide further protection against noise. It is also considered that the use is unlikely to have a harmful impact on the residential character of the area. It is noted that there are other commercial uses along Sevenoaks Road and these uses do not appear to harm the overall residential character of the road.

It is proposed to have a maximum of 8 members of the public using the centre at any one time. 4 parking spaces are provided with a sufficient on site turning area. There are also bus services within close proximity to the property. The property has a large frontage and it is considered that 4 vehicles would not appear out of place along this frontage.

Given the modest size of the extension to the rear, it is considered that it is unlikely to result in harm to the visual amenities or light enjoyed by the neighbouring property. There are no windows to the flank elevation and those to the rear are unlikely to result in a harmful loss of privacy.

Members may consider that the proposed use would not result in a significant loss of amenity to local residents, result in harm to vehicular safety, nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00369 and 11/01826, excluding exempt information.

as amended by documents received on 12.08.2011

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 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 4 ACJ01 Restriction on use (2 inserts) a computer learning
 centre and residential accommodation D1
Reason: In order to comply with Policy EMP8 of the Unitary Development Plan and
 in the interest of the amenities of the area.
- 5 ACJ05 Rest. hours of use and ex. Sun (2 ins) 09:00 17:30
 ACJ05R J05 reason EMP8
- 6 ACK01 Compliance with submitted plan
Reason: In order to protect the amenities of neighbouring properties and comply
 with Policy BE1 of the Unitary Development Plan.
- 7 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

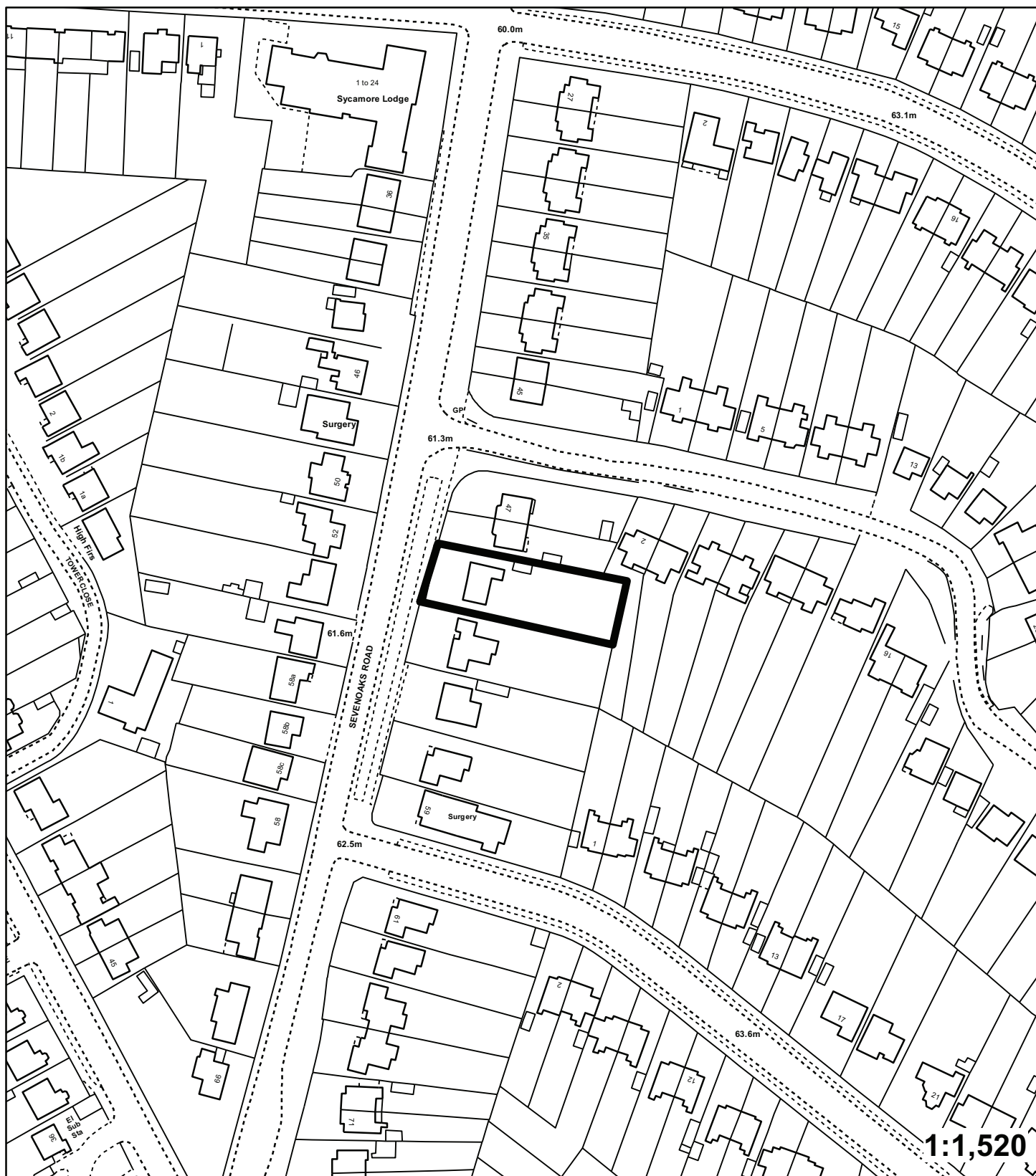
EMP8 Use of a dwelling for business purposes

T18 Road Safety

Application:11/01826/FULL3

Address: 51 Sevenoaks Road Orpington BR6 9JN

Proposal: Change of use of existing garage to computer learning centre (D1) and single storey rear extension



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Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/02004/FULL1

Ward:
Shortlands

Address : 47 Malmaims Way Beckenham BR3 6SB

OS Grid Ref: E: 538657 N: 168136

Applicant : Mr And Mrs P Ross

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of detached two storey five bedroom dwelling with accommodation in roof space

Key designations:

Area of Special Residential Character

Proposal

- The proposal seeks permission for the demolition of the existing dwellinghouse and the erection of a detached two storey five bedroom dwellinghouse with accommodation within the roof space.
- At ground floor, the accommodation will comprise of an entrance hallway, living room, breakfast/family room, kitchen, utility room and double integral garage. At first floor it will comprise of three bedrooms, each with en-suite facilities and one with an additional dressing room, and the roof space will provide two further bedrooms.
- The existing vehicular access is to be retained, the site levels will remain unaltered, and any trees on or surrounding the site will be protected during construction.

Location

The application site is located on the eastern side of Malmaims Way within the Park Langley Area of Special Residential Character (ASRC) and hosts a two storey detached dwellinghouse.

The general character of the area is mixed, with many properties having been extended in different ways and a number of the original dwellings along the road have been demolished and replaced. As such, there is no uniformity in terms of design of properties along the road, however any replacement dwellinghouse must be compatible with the general appearance and respect the character of the wider area.

Comments from Local Residents

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

- proposed dwelling will be substantially larger than existing dwellinghouse;
- out of keeping with surrounding properties;
- block light;
- affect privacy;
- too close to No. 45 Malmaison Way;
- object to the roof part of the proposed house – the existing house does not overlook properties to rear, however a roof room would have a clear view into garden and rear of house;
- the building would be on show above trees and shrubs.

Full copies of all correspondence can be found on file and any further comments will be reported verbally at the meeting.

Comments from Consultees

No objections were raised by the Highways Engineer, Thames Water, Highways Drainage or Environmental Health.

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 Design
- H9 Side Space
- H10 Areas of Special Residential Character
- T3 Parking
- T18 Highway Safety

Planning History

There is no recent planning history at the site.

Conclusions

Members may consider that the main issues relating to the application are the effect that the replacement dwellinghouse would have on the character of the Park Langley Area of Special Residential Character and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The site is located in an area of predominately large detached residential dwellinghouses with a church building to the South of the site, with the site being considered to be of an adequate size to satisfactorily accommodate the proposed development. The level of amenity space to be retained on the site is considered to

be substantial and similar to the level already provided for the existing dwellinghouse, and the separation on the site between the proposed dwellinghouse and the flank property boundaries of the site has been retained at the same level as what exists at present along the southern property boundary, and a minimum retention of 1.5 metres is being introduced between the northern flank elevation of the replacement dwellinghouse and the northern property boundary. Whilst this is a reduction along this side of the site when compared to the existing dwellinghouse, Members may consider that a separation of 1.5 metres is considered satisfactory within this area and in terms of any possible impact upon the amenities of the residents of the adjacent property.

Whilst the overall height of the proposed dwelling will be increased by approximately 1.25 metres when compared with the existing dwelling which is to be demolished, the roofline will be altered from a roof with gable end features at either end, to a gable feature to the front and pitched roof either side, which will significantly reduce the overall bulk of the roof in terms of the appearance on the streetscene. The retention of at least 1.5 metres separation between the proposed dwelling and the neighbouring property to the north means that the impact of the increase in height should not be detrimental to the amenities of the neighbouring properties or the general character of the area.

The access to the site is not being altered, with the existing crossover and layout of the driveway being retained. Whilst the overall site coverage of the proposed dwellinghouse will be increased, Members may find that this not considered to be to the detriment of the character of the ASRC or the amenities of the residents of neighbouring properties.

Members may consider that the proposed dwellinghouse will enhance the character of the area and ASRC in general, especially when considering that the existing dwellinghouse is in a dilapidated state and the external appearance of the property having suffered from lack of maintenance. In addition, Members may find that the design of the proposed dwellinghouse will be more in keeping with the style and size of the buildings along the road than the existing dwelling, and the materials to be used for the new dwelling will complement the general area and the scale and form of the property will further enhance the plot.

Having had regard to the above, Members may consider that the proposed replacement dwelling is acceptable in that it would not result in a significant loss of amenity to neighbouring properties nor impact detrimentally on the character of the Park Langley Area of Special Residential Character but in fact enhance the character of the site.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02004, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|---|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC08 | Satisfactory materials (all surfaces) |
| | ACC08R | Reason C08 |
| 3 | ACD04 | Foul water drainage - no details submitt |
| | Reason: To ensure satisfactory means of foul water drainage and to accord with Policy 4A.14 of the London Plan and PPS 25. | |
| 4 | ACH04 | Size of parking bays/garages |
| | ACH04R | Reason H04 |
| 5 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 6 | ACI02 | Rest of "pd" Rights - Class A, B,C and E |
| | Reason: In order to protect the amenities of the residents of adjacent properties and to comply with Policies BE1, H7 and H10 of the Unitary Development Plan | |
| 7 | ACI12 | Obscure glazing (1 insert) in the first floor flank elevations |
| | ACI12R | I12 reason (1 insert) BE1 and H7 |
| 8 | ACI17 | No additional windows (2 inserts) flank dwellinghouse |
| | ACI17R | I17 reason (1 insert) BE1 and H7 |
| 9 | ACK01 | Compliance with submitted plan |
| | Reason: In order to protect the amenities of the residents of adjacent properties and to comply with Policies BE1, H7 and H10 of the Unitary Development Plan. | |
| 10 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 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
- H10 Areas of Special Residential Character
- T3 Parking
- T18 Highway Safety

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

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the relationship of the development to the adjacent properties;
- (d) the character of development in the surrounding Area of Special Residential Character;
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) the light and outlook of occupiers of adjacent and nearby properties;
- (g) the privacy of occupiers of adjacent and nearby properties;
- (h) the housing policies of the development plan;

- (i) and having regard to all other matters raised including concerns from neighbours.

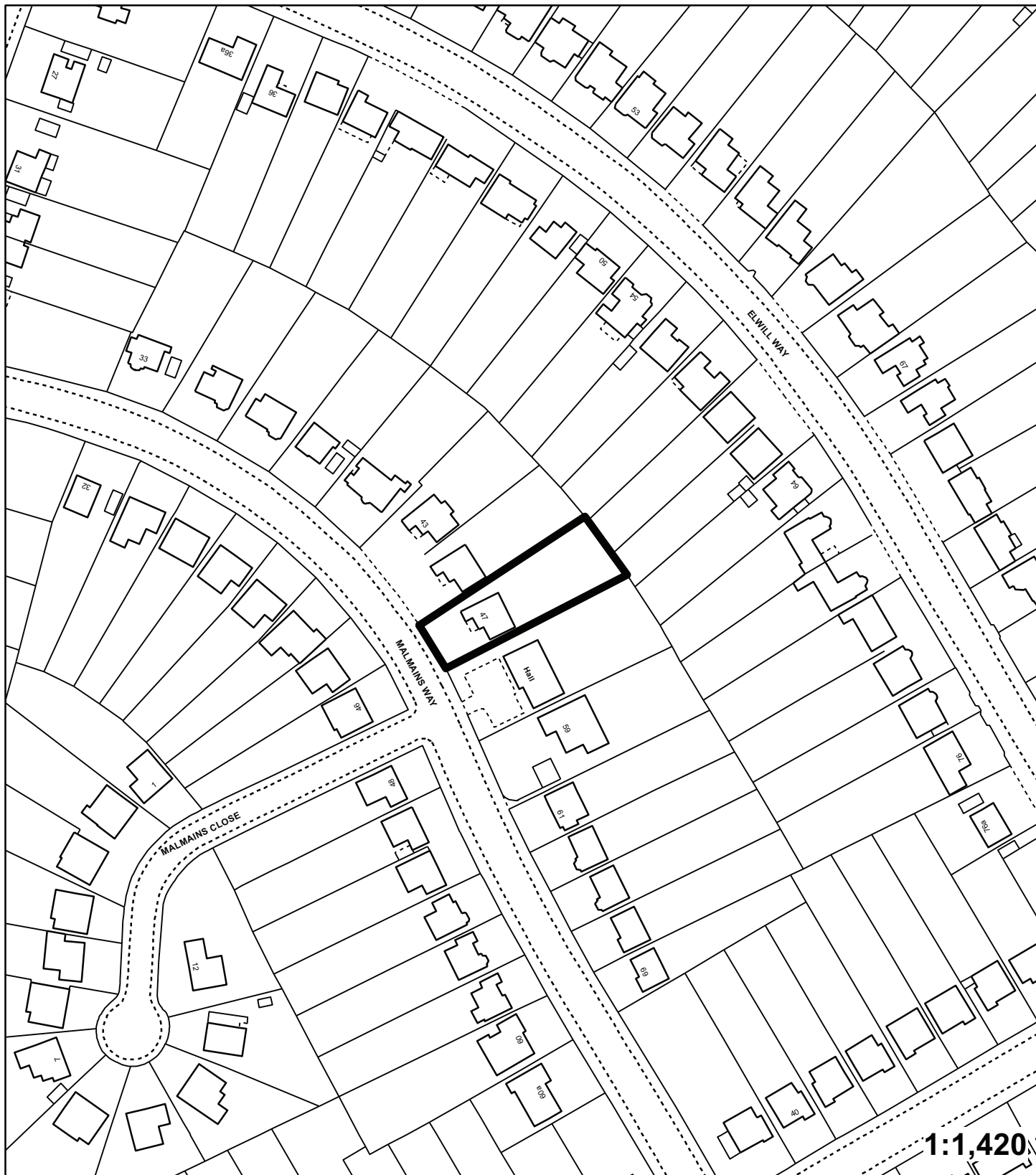
INFORMATIVE(S)

- | | | |
|---|-------|--|
| 1 | RDI06 | Contact Building Control 6 weeks prior to demolition |
| 2 | RDI09 | Minimum side space as shown on plans |
| 3 | RDI10 | Contact Street Naming and Numbering |
| 4 | RDI15 | No Obstruction of Highway |
| 5 | RD130 | Level of Obscurity |

Application:11/02004/FULL1

Address: 47 Malmaims Way Beckenham BR3 6SB

Proposal: Demolition of existing dwelling and erection of detached two storey five bedroom dwelling with accommodation in roof space



Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/02258/FULL6

Ward:
Bickley

Address : 51 Pembroke Road Bromley BR1 2RT

OS Grid Ref: E: 541472 N: 169095

Applicant : Mr And Mrs Whichello

Objections : NO

Description of Development:

Two storey side extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Former Landfill Site
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- The proposed side extension will have a width of 4.7m at the front of the property and a width of 2.9m at the rear. The length of the extension will be 5.8m.
- The roof will be pitched and hipped to be subservient to the main roof of the dwelling and will have a maximum height of 7.3m. The extension will be constructed in close proximity to the flank boundary.

Location

The application site is on the eastern side of Pembroke Road. The site comprises a semi-detached two storey family dwelling in an area characterised by similar semi-detached and terraced houses. The house possesses a single storey rear extension.

Comments from Local Residents

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

Comments from Consultees

None.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and H9 (Side Space) of the Unitary Development Plan.

Planning History

Planning permission was granted under ref. 88/00053 for a two storey side and single storey rear extension. The side extension has not been constructed.

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 proposed extension is contrary to side space policy and does not retain a 1m side space to the flank boundary. In this case, an access road to St. George's School exists between Nos. 51 and 53 and this provides a generous separation. Due to this situation, the proposal would be unlikely to result in future unrelated terracing or serious loss of spatial standards in the area. The proposed roof will be subservient to the main house and although the roof will be gable-ended, this bulk is not considered to have a harmful impact on the street scene and the character of the area. There are other examples of gable ended or bulkier roofs in the locality, including the rows of terraced houses on Pembroke Road such as No. 54 opposite and semi-detached houses to the north.

The proposed side extension will be sited to the north of the adjacent property at No. 53 and will therefore not overshadow this property. The extension will be separated from No. 53 by 10m and this separation is considered sufficient to prevent any serious loss of outlook or visual impact. There are no flank windows proposed and one upper floor window facing the site at No. 53 which is situated between ground and first floor level and is likely to serve a staircase. This window will not be detrimentally harmed with regard to loss of outlook, and no bedrooms or living rooms would be affected.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area, for this reason this is a case where it is considered that the requirements of Policy H9 can be relaxed. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02258, excluding exempt information.

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 ACI13 No windows (2 inserts) flank extension
 ACI13R I13 reason (1 insert) BE1
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1, H8 and H9 of the Unitary Development Plan and in the interest of the visual amenities of the area and the amenities of neighbouring properties.

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

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

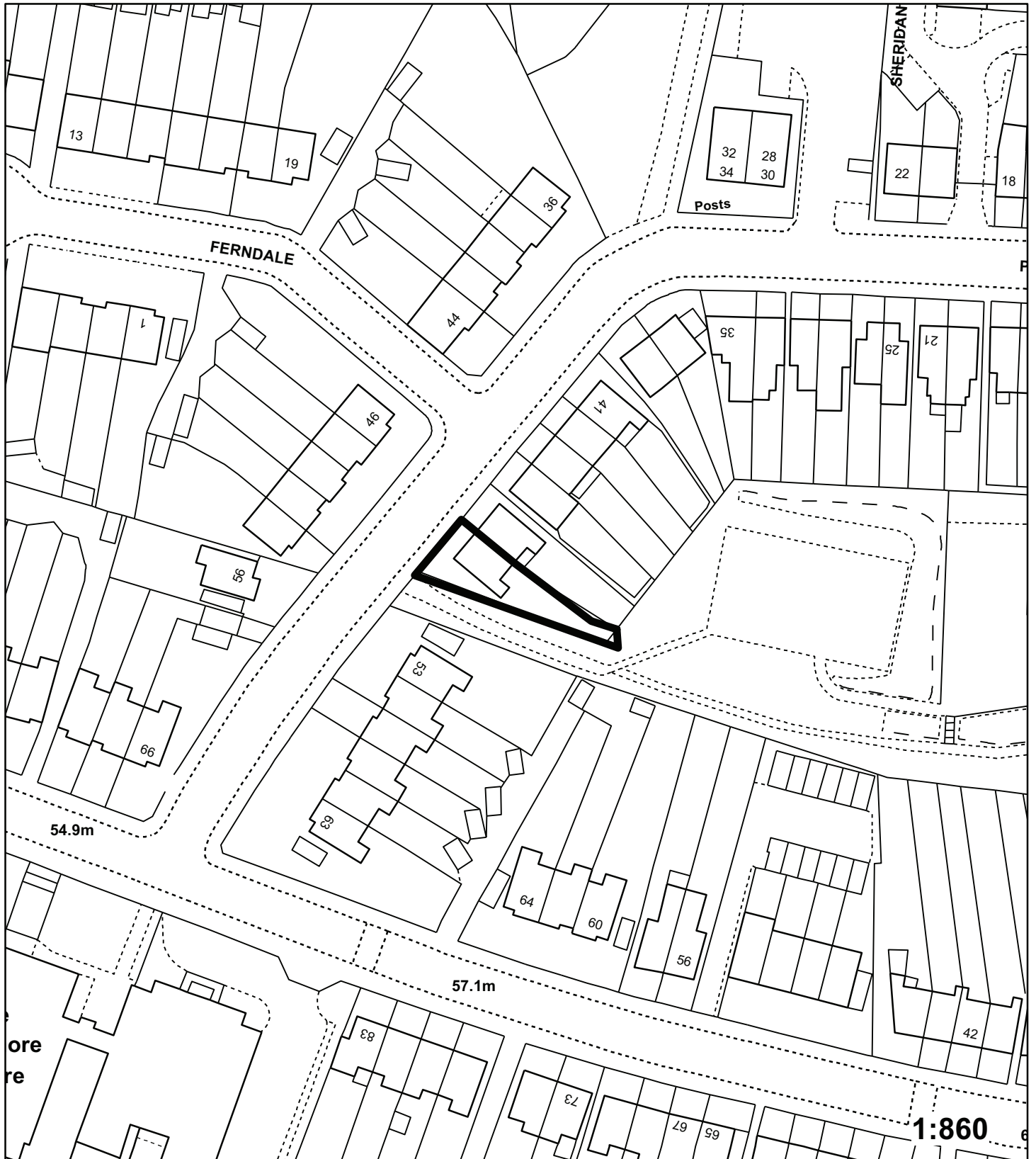
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed

and having regard to all other matters raised.

Application:11/02258/FULL6

Address: 51 Pembroke Road Bromley BR1 2RT

Proposal: Two storey side extension



Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 11/02201/ELUD

Ward:
Petts Wood And Knoll

Address : 5 The Chenies Petts Wood Orpington
BR6 0ED

OS Grid Ref: E: 545304 N: 167431

Applicant : Mr Stuart Bourne

Objections : YES

Description of Development:

Rooflights
CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT

Key designations:
Conservation Area: The Chenies Petts Wood

Proposal

- The application is for a lawful development certificate to ascertain whether two front roof lights fall within the parameters of permitted development under Schedule 2, Part 1, Class C of the General Permitted Development Order 1995 (as amended).
- The roof lights are located within the original front roof slope and measure approximately 0.9 metres in length and 0.6 metres in width. The projection beyond the roof slope is 75mm.

Location

- The application site is located to the south of The Chenies and is a large, detached family dwellinghouse of a similar size and design to the other properties in The Chenies.
- The property lies within The Chenies, Petts Wood Conservation Area.

Comments from Local Residents

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

- out of keeping with architecture of The Chenies
- create an inappropriate precedent
- roof lights installed within last 6 months
- windows have been installed as part of other works to roof

- not part of planning approval
- over-developed property
- roof lights can only be installed on a stand alone basis
- upset rhythm of roofscape

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 C of the General Permitted Development Order 1995 (as amended)

Planning History

Planning permission was refused for a two storey side and part on/two storey rear extension in 1989 under ref. 89/02747. This was later allowed on appeal under ref. AP/ 90/04561/HIST.

Planning permission was granted for a single storey rear extension in 1995 under ref. 95/00040.

Planning permission was refused for a side/rear roof extension including front dormer and single storey rear extensions in 2004 under ref.04/01222.

Planning permission was granted for single storey rear extensions in 2004 under ref. 04/02474.

Planning permission was granted for a single storey rear extension and alterations to the roof including rear dormers in 2011 under ref. 10/03286.

Conclusions

Planning permission was granted for a single storey rear extension and alterations to the roof including rear dormers in January of this year under ref. 10/03286. This application included one roof light to the front roof slope. Conditions were attached to this permission which required details of external materials and windows to be submitted to and approved by the local planning authority. Details were submitted and approved in May of this year in relation to what was granted planning permission. The works were subsequently carried out to the property. However, these works included alterations to the front roof slope which did not adhere to the planning permission or the details agreed by way of condition in relation to windows. Two roof lights which were larger and located in a different part of the roof slope were inserted. Concerns were raised and an investigation undertaken. A report recommending enforcement action be authorised was heard at Plans Sub Committee on 9th June and enforcement action was authorised by Members. An Enforcement Notice was issued for failure to comply with a condition was issued 22nd July 2011.

Given that the works to provide the two front roof lights were carried out as part of the same building works to the roof at the rear to provide a loft room, the lawful development certificate should not be granted as the roof lights were installed in

conjunction with roof extensions falling under Class B and as the property falls within a conservation area, works under Class B are not permitted. In any event, the roof lights breach condition 3 of 10/03286 and do not therefore fall within permitted development, as they do not comply with the approved details in relation to this condition.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/03286 and 11/02201, excluding exempt information.

RECOMMENDATION: CERTIFICATE BE REFUSED

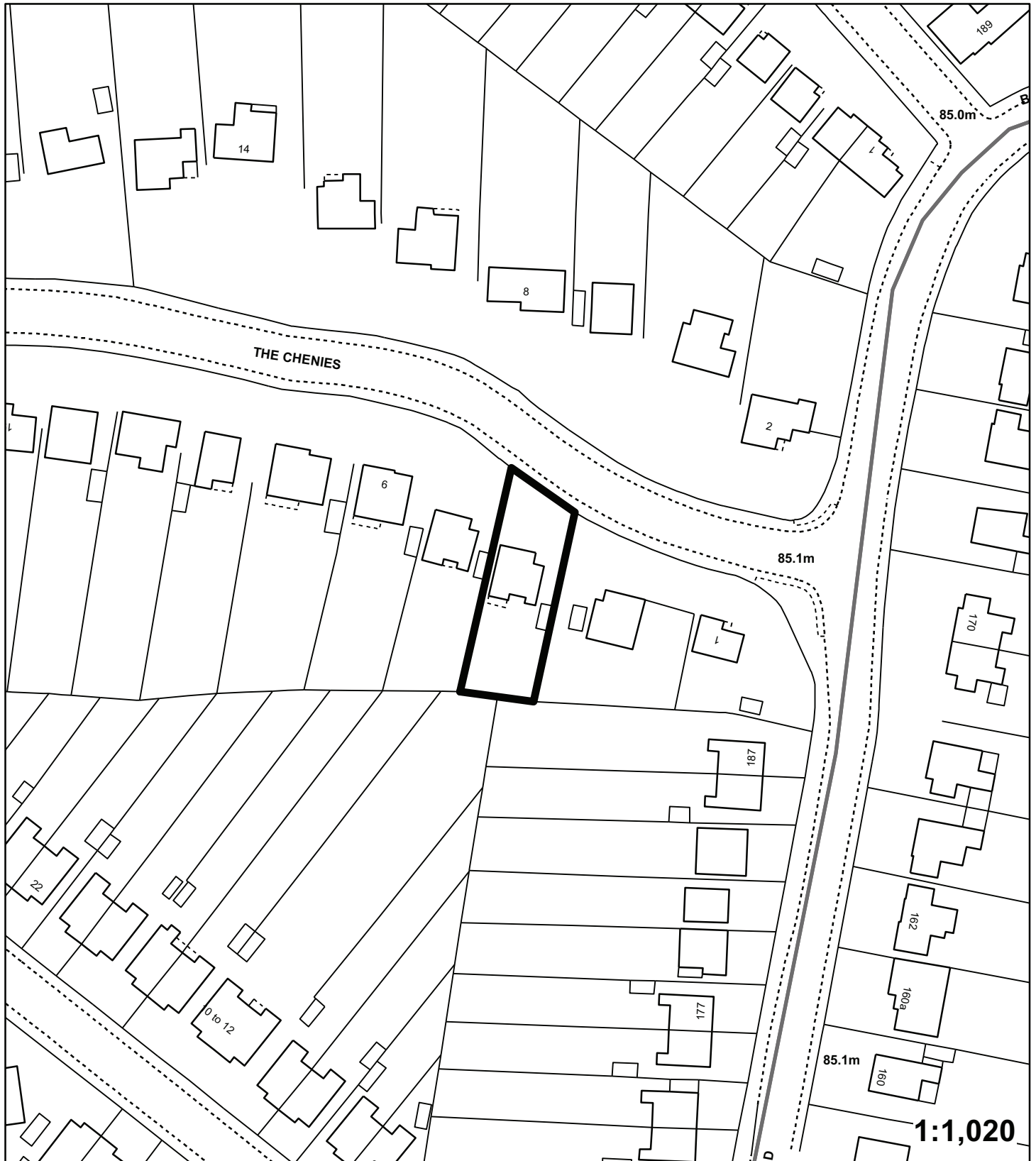
- 1 The proposed development is not permitted by virtue of Class C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as the works were carried out in conjunction with extensions to the roof, within the conservation area, and contravene condition 3 of permission reference 10/03286.

Application:11/02201/ELUD

Address: 5 The Chenies Petts Wood Orpington BR6 0ED

Proposal: Rooflights

CERTIFICATE OF LAWFULNESS FOR AN EXISTING DEVELOPMENT



Report No.
DRR/11/090

London Borough of Bromley

PART 1 - PUBLIC

Decision Maker: PLANS SUB COMMITTEE 4

Date: 15 September 2011

Decision Type: Non-Urgent Non-Executive Non-Key

Title: THREE CHESTNUTS, SCOTTS AVENUE, BROMLEY, BR2 0LQ
FRONT BOUNDARY FENCING

Contact Officer: Tim Bloomfield, Development Control Manager
Tel: 020 8313 4687 E-mail: tim.bloomfield@bromley.gov.uk

Chief Officer: Bob McQuillan

Ward: Copers Cope

1. Reason for report

To consider whether it is expedient to take any further action regarding a front boundary fence which exceeds 1m in height adjoining a highway.

2. **RECOMMENDATION**

No further action

3. COMMENTARY

- 3.1 The site is a detached dwelling house in a residential area. In 2008 a close boarded fence, 1.9m high, was erected along the front boundary. This replaced a dilapidated structure consisting of 0.5m metal railings on top of 1.5m fencing.
- 3.2 In April 2009, following a complaint from a local resident, an application was requested. In November 2009 an application to retain the fencing was refused (DC/09/01986) and a subsequent appeal against refusal to grant planning permission was dismissed.
- 3.3 In October 2010, an enforcement notice was issued requiring the fence to be reduced to a height not exceeding 1m.
- 3.4 The fence was reduced to a height of 1.45m and, in May 2011 an application was submitted to retain the fence at this height (DC/11/00185) but was refused. However, the notice has still not been complied with.
- 3.5 In August 2011 a site visit was conducted to view the fence in the context of the general street scene (photographs A – D on the file refer). The fence along the frontage to no.26 is 1.85m high and at no.24 1.3m high (photos A – B). At no.14 is a brick wall 1.4m high (photo C) while other properties in the vicinity have hedging of a similar height (photos C and D).
- 3.6 It could be argued that Scotts Avenue is not an open plan estate and that the fencing at Three Chestnuts is not an incongruous feature. Although the enforcement notice required the fence to be reduced to a height not exceeding 1m, in the context of the surrounding area it is concluded that the present fence does not materially detract from the character and appearance of the area to such a degree as to justify taking legal proceedings.
- 3.7 In the circumstances no further action is recommended.

Non-Applicable Sections:	[List non-applicable sections here]
Background Documents: (Access via Contact Officer)	[Title of document and date]

ENF/DM/09/00095