



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

Councillor Simon Fawthrop (Chairman)  
Councillor Alexa Michael (Vice-Chairman)  
Councillors Reg Adams, Kathy Bance, Peter Dean, Russell Jackson, Kate Lymer,  
Gordon Norrie and Richard Scoates

A meeting of the Plans Sub-Committee No. 4 will be held at Bromley Civic Centre on  
**THURSDAY 21 JUNE 2012 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**

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

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

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

## A G E N D A

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 CONFIRMATION OF MINUTES OF MEETING HELD ON 26 APRIL 2012**  
(Pages 1-6)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
	NO REPORTS		

### SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.1	Petts Wood and Knoll	7-10	(11/00952/AMD) - 149 Crofton Lane, Orpington
4.2	Cray Valley East	11-18	(11/03762/OUT) - North Orpington Pumping Station, East Drive, Orpington
4.3	Darwin	19-24	(12/00399/FULL1) - Land South East of Holwood Farm Cottage, New Road Hill, Downe
4.4	Chelsfield and Pratts Bottom	25-30	(12/00636/FULL6) - Winrose Cottage, Norsted Lane, Orpington
4.5	Penge and Cator	31-38	(12/00842/FULL2) - Cranbrook Court, 50 Thesiger Road, Penge
4.6	Cray Valley East	39-44	(12/00955/FULL1) - Land Rear Of 28 Kent Road, Orpington
4.7	Darwin	45-52	(12/00961/FULL1) - Maple Farm, Cudham Lane South, Cudham

4.8	Farnborough and Crofton	53-56	(12/01056/FULL6) - 110 Lovibonds Avenue, Orpington
4.9	Shortlands	57-62	(12/01119/FULL1) - 38 Newbury Road, Shortlands

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

Report No.	Ward	Page No.	Application Number and Address
4.10	Copers Cope Conservation Area	63-68	(12/00013/FULL3) - 4 Limes Road, Beckenham
4.11	Copers Cope Conservation Area	69-72	(12/00449/CAC) - 4 Limes Road, Beckenham
4.12	Bromley Common and Keston Conservation Area	73-76	(12/00898/CAC) - 16 Forest Ridge, Keston
4.13	Bromley Common and Keston Conservation Area	77-84	(12/00897/FULL1) - 16 Forest Ridge, Keston
4.14	Hayes and Coney Hall	85-88	(12/01034/FULL6) - 8 Dartmouth Road, Hayes
4.15	Bickley	89-92	(12/01068/FULL6) - Shadycombe, Chislehurst Road, Chislehurst
4.16	Crystal Palace	93-100	(12/01129/FULL1) - Anerley School, Versailles Road, Penge

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

Report No.	Ward	Page No.	Application Number and Address
	NO REPORTS		

**5 CONTRAVENTIONS AND OTHER ISSUES**

Report No.	Ward	Page No.	Application Number and Address
	NO REPORTS		

## 6 TREE PRESERVATION ORDERS

Report No.	Ward	Page No.	Application Number and Address
6.1	Copers Cope	101-104	(TPO2457) Objections to Tree Preservation Order 2457 at 43 Chancery Lane, Beckenham.
6.2	Copers Cope	105-108	(DRR12/060) Objections to Tree Preservation Order 2446 at Lakeside, Beckenham.

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

NO REPORTS

## PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 26 April 2012

### Present:

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

### Also Present:

Councillors Russell Mellor and Catherine Rideout

## 28 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for lateness was received from Councillor Harry Stranger.

## 29 DECLARATIONS OF INTEREST

There were no declarations of interest.

## 30 CONFIRMATION OF MINUTES OF MEETING HELD ON 1 MARCH 2012

**RESOLVED** that the Minutes of the meeting held on 1 March 2012 be confirmed and signed as a correct record.

## 31 PLANNING APPLICATIONS

### SECTION 1

(Applications submitted by the London Borough of Bromley)

### 31.1 DARWIN

**(12/00793/FULL1) - High Elms Country Park Office, Shire Lane, Farnborough.**

Description of application - Installation of sunken wall to mark location of former mansion house.

It was reported that the Countryside Manager had no objections to the application.

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.

**SECTION 2**

(Applications meriting special consideration)

**31.2  
MOTTINGHAM AND  
CHISLEHURST NORTH**

**(11/03482/FULL1) - Eltham College, Grove Park Road, Mottingham.**

Description of application - Three storey block comprising classrooms and sixth form accommodation.

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

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

Councillor Fawthrop suggested that the design and type of material to be used should be kept light and unobtrusive.

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.

**31.3  
DARWIN**

**(12/00298/FULL2) - Unit 3, Lagoon Road, Orpington.**

Description of application - Change of use from general industry (Class B2) to a gym and martial arts facility (Class D2).

Oral representations in support of the application were received.

Comments from Ward Member Councillor Roxhannah Fawthrop in support of the application were reported at the meeting.

It was reported that no objections had been received from the Highways Division.

Members having considered the report and representations, **RESOLVED that PERMISSION BE GRANTED** subject to the following conditions and informatives:-

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

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

2 The premises shall be used for gymnasium and martial arts facility and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order

1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Council to reconsider the situation in the event of a change in the use with regard to the location of the site within a Business Area and to comply with Policy EMP4 of the UDP.

#### INFORMATIVES

1 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and/or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

2 If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

#### **31.4 COPERS COPE**

#### **(12/00441/VAR) - Sunnyfields Day Nursery, 19 Bromley Grove, Shortlands.**

Description of application - Variation of condition 3 of permission ref. 01/03390/VAR to increase the number of children, aged between 3 months and 7 years, attending the day nursery to 62, with the use being restricted to between 07:30 and 18:30 Monday to Friday.

Oral representations in objection to and in support of the application were received. 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 PERMISSION BE REFUSED** for the reasons set out in the report of the Chief Planner with the addition of a further ground of refusal as follows:-

'2 The proposal would result in an increase in vehicular movements detrimental to conditions of highway and pedestrian safety thereby contrary to Policy T18 of the Unitary Development Plan.'

**IT WAS FURTHER RESOLVED THAT ENFORCEMENT ACTION BE AUTHORISED TO REGULARISE THE NUMBER OF CHILDREN AT THE SITE TO ACCORD WITH PERMISSION 01/03390 BUT THAT SERVICE OF THE NOTICE BE DELAYED FOR A PERIOD OF 3 MONTHS.**

**31.5  
BICKLEY**

**(12/00502/FULL6) - 3 Birdham Close, Bickley.**

Description of application - Part one/two storey side and rear extension with single storey front extension and roof alterations incorporating a rear dormer.

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

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** for the following reasons:-

1 The proposal, by reason of its excessive bulk, would constitute a cramped overdevelopment of the site out of character with adjoining development and detrimental to the visual amenities of the street scene thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

2 The proposed side and rear extensions by reason of their size, bulk and rearward projection would result in a loss of lighting and harmful visual impact to the neighbouring property at 2 Birdham Close thereby contrary to Policies H8 and BE1 of the Unitary Development Plan.

**SECTION 3**

(Applications recommended for permission, approval or consent)

**31.6  
CLOCK HOUSE**

**(12/00535/FULL1) - 49 Ravenscroft Road, Beckenham.**

Description of application - Conversion of existing dwelling into 1 two bedroom and 1 three bedroom self-contained units with two car parking spaces at front. RETROSPECTIVE APPLICATION.



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.

**31.7  
BROMLEY COMMON AND  
KESTON**

**(12/00587/FULL6) - 16 Oakley Drive, Bromley.**

Description of application - Detached garage to rear.  
RETROSPECTIVE APPLICATION.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner with the addition of the following 2 conditions:-  
'2 The additional accommodation shall be used only by members of the household occupying the dwelling 16 Oakley Drive and shall not be severed to form a separate self-contained unit.

Reason: In order to comply with Policy H8 of the Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

3 Before the development hereby permitted is first occupied, the proposed window(s) and door on the side (west) elevation 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.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.'

**SECTION 4**

(Applications recommended for refusal or disapproval of details)

**31.8  
WEST WICKHAM**

**(12/00469/FULL1) - 131-133 High Street, West Wickham.**

Description of application - Roof alterations to include side dormer extensions, elevation alterations, part one/three storey rear extensions, conversion of first floor, second floor and roof space to provide 8 two

bedroom self-contained units with roof terrace/garden areas, 6 car parking spaces and cycle and refuse store.

**THIS REPORT WAS WITHDRAWN BY THE CHIEF PLANNER.**

## **32 CONTRAVENTIONS AND OTHER ISSUES**

### **32.1 BROMLEY TOWN**

**(DRR/12/045) - 20 Oaklands Road, Bromley.**

Oral representations in support of enforcement action were received at the meeting.

Members having considered the representations considered the timber structure caused a loss of amenity to the neighbouring property and **RESOLVED that ENFORCEMENT ACTION BE AUTHORISED TO SECURE THE REMOVAL OF THE OPEN-SIDED TIMBER STRUCTURE.**

### **32.2 BROMLEY COMMON AND KESTON**

**(DRR/12/046) - 20 Oakley Drive, Bromley.**

Members having considered the report **RESOLVED that NO FURTHER ACTION BE TAKEN.**

### **32.3 ORPINGTON**

**(DRR/12/048) - 44 Homefield Rise, Orpington  
BR6 0RU.**

Members having considered the report **RESOLVED that NO FURTHER ACTION BE TAKEN.**

The Meeting ended at 8.12 pm

Chairman

## SECTION '2' – Applications meriting special consideration

**Application No :** 11/00952/AMD

**Ward:**  
**Petts Wood And Knoll**

**Address :** 149 Crofton Lane Orpington BR5 1HB

**OS Grid Ref:** E: 544896 N: 166760

**Applicant :** Vodaphone Ltd

**Objections :** NO

### **Description of Development:**

NON MATERIAL AMENDMENT: proposed alterations to the top 1.4m of the approved cable tray on the eastern elevation under the base of the flagpole from 0.3 width to 0.9 width, 75mm depth to 150mm depth, tapering after 0.9m to the approved cable tray.

### **Proposal**

This application has been called in to Plans Sub Committee by the local ward Councillor.

The application is for a non-material amendment to an existing planning permission. The Council must determine whether the proposed amendment is non-material.

The proposed amendment includes an increase in the height of 0.27m of the antenna itself although there is no increase in height of the overall structure. The amendment also includes an alteration to the cable tray beneath the replica flag pole to make it wider at the top with small amplifiers to boost the signal.

### **Location**

The application site is located to the north of Crofton Lane, on the corner of Crofton Lane and Towncourt Lane. The site is commercial premises at ground floor with residential flats above.

### **Consultations**

As this application is for a non-material amendment, no consultation is required. If a proposal impacts upon local residents to the extent that consultation might be appropriate, this can indicate a change being material rather than non-material and should be addressed via a planning application (or minor-material amendment).

### **Planning Considerations**

This application is made under section 96A of the Town and Country Planning Act 1990 and requires the Council to assess whether the proposed changes result in a development which is materially different to that previously granted planning permission (at appeal). There is no statutory definition of non-material, and whether a change is material depends on the context of the overall scheme. No publicity is required.

## **Planning History**

There have a number of previous planning applications at this property the latest of which include planning permission in 2009 for a five bedroom detached two storey dwelling with accommodation within the roof space under reference DC/08/03928/FULL1 and a replica flagpole incorporating shrouded antennas to gable end wall measuring 14m from ground level, equipment cabinet and associated works which was granted at appeal under reference DC/11/00952/FULL5.

## **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.

In deciding whether proposed changes are acceptable as non-material amendments, careful consideration needs to be given to the following three points:

1. Do the proposed changes differ in substance from the development that was granted planning permission?  
It is considered that the proposed changes do not substantially alter the scheme. The changes to the appearance of the antenna and cable tray are minimal and are not considered to result in a scheme which is substantially different.
2. Would acceptance of the proposed changes as non-material amendments deprive those who should have been consulted from such additional consultation (i.e. if you were dealing with the application and it was amended would you have re-notified the consultees / neighbours, etc)?  
The alterations proposed are not considered to deprive any neighbouring residents or any consultee from commenting given the amendments are minor.
3. Does the cumulative impact of a series of non-material amendments result in a development that is quite different from the original permission?  
It is considered that the alterations do not differ significantly from those originally approved and do not result in a materially different scheme, as no other amendments have been approved.

Therefore given the above it is considered that the alterations indicated are viewed as minor amendments to the original permission.

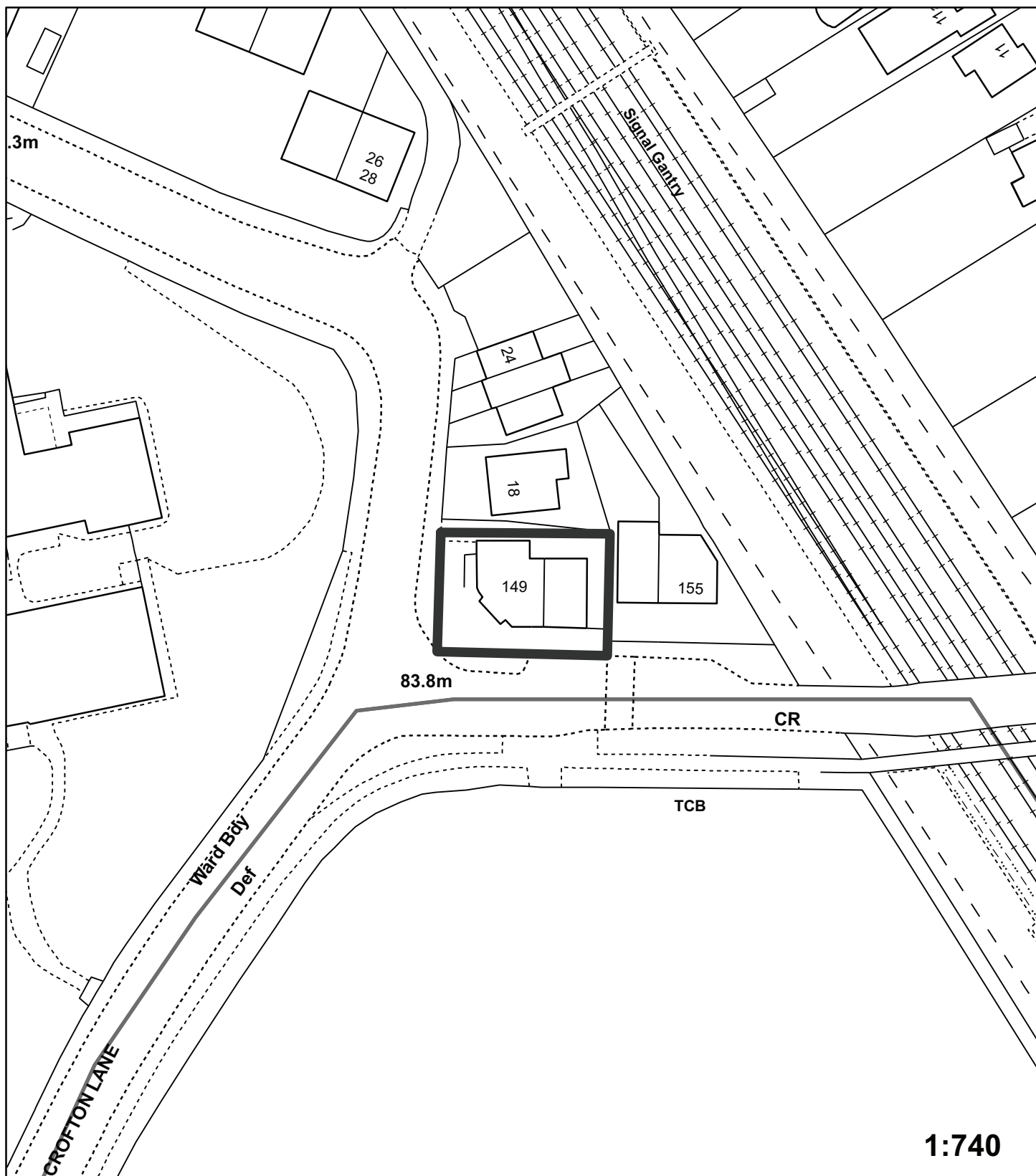
Background papers referred to during production of this report comprise all correspondence on file ref. 11/00952, excluding exempt information.

**RECOMMENDATION: NON-MATERIAL AMENDMENT APPROVED**

**Application:**11/00952/FULL5

**Address:** 149 Crofton Lane Orpington BR5 1HB

**Proposal:** Replica flagpole incorporating shrouded antennas to gable end wall measuring 14m from ground level. Equipment cabinet and associated works



## SECTION '2' – Applications meriting special consideration

**Application No :** 11/03762/OUT

**Ward:**  
Cray Valley East

**Address :** North Orpington Pumping Station East  
Drive Orpington

**OS Grid Ref:** E: 546496 N: 167282

**Applicant :** Kennet Properties Limited

**Objections :** YES

### **Description of Development:**

8 terraced houses and access road from East Drive. OUTLINE APPLICATION.

Key designations:

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

### **Proposal**

- The current application seeks outline planning approval for 9 terraced houses and access road from East Drive.
- Approval is sought for access only and matters relating to appearance, landscaping, layout and scale are reserved for later consideration. The plans associated with the current application, with the exception of the access siting plans, are therefore for illustrative purposes only, although the overall parameters of the development in terms of layout, upper and lower limits and lengths of the buildings within the site boundary will be as included in the plans.

### **Location**

- The application site is located to the south east of East Drive and currently forms part of the North Orpington Pumping Station.
- The land measures approximately 0.25 hectares and is a mainly open, grassed area.
- The pumping station remains in use and is located to the south west of the application site.
- To the north east of the site runs a public footpath with East Drive to the north west and Bridge Road to the south east.
- The surrounding area is characterised by semi-detached and terraced family dwellings.

## **Comments from Local Residents**

Nearby properties were notified and at the time of writing this report 8 individual representations were received from residents in East Drive, Bridge Road, Glendower Crescent and Oakdene Road which can be summarised as follows:

- inadequate access from East Drive
- proposed two and three storey properties will be out of character
- small gardens will lead to local children attracted to cul de sac
- loss of green space will take away semi-rural nature of area
- service vehicles will not be able to access the site
- more vehicles parked on the surrounding roads
- trees will shield alleyway – making anti-social behaviour worse
- proposals are attractive and well thought through
- enhance pedestrian link between East Drive and Bridge Road
- improvements to footway should be funded by developer
- loss of views
- loss of habitats for animals
- insufficient parking for the number of houses on the site
- more traffic during peak hours
- risk of contamination
- noise and nuisance
- loss of important trees
- loss of privacy for local residents
- site is too small for 9 houses
- other parts of the site would be better equipped for development
- overdevelopment
- overlooking into private gardens
- danger for pedestrians using footpath due to ice and snow

A petition was submitted prior to the application being submitted in response to pre-application consultation by the applicant. 153 signatures were received in objection to the proposal. Objections include (but are not limited to):

- loss of privacy
- inadequate access and lack of access for refuse collection vehicles
- loss of green space – loss of semi-rural character

## **Comments from Consultees**

- English Heritage have commented that no archaeological fieldwork need be undertaken prior to determination of the planning application. A condition relating to a programme of archaeological work has been suggested.
- The Highways Drainage Engineers have requested that standard conditions D02 and D06 be attached to any permission. They have also commented that the site is suitable for an assessment for a SUDs scheme and that Greenfield run-off rate is required for the site.



- The Crime Prevention Design advisor has suggested a condition requiring that the development achieves Secure By Design accreditation.
- Environmental Health have raised no objections and suggest standard condition K09 in relation land contaminants be attached to any permission.
- The Council's waste advisors have raised no objections to the proposal.
- The Council's Highways Engineers have commented that there were previously concerns that overflow parking would take place on the narrow section of East Drive. However, if a total of 20 open car parking spaces were provided on the site, the necessity of parking outside of the site would be greatly reduced. Parking is in excess of that shown in the UDP and there would be no objections to the proposal.

## **Planning Considerations**

The proposal falls to be determined with particular regard to Policies BE1, BE16, H1,H7, NE7, T3, T11, and T18 of the adopted Unitary Development Plan.

In strategic terms the most relevant London Plan policies are:

- 3A.1 Increasing London's Supply of Housing
- 3A.3 Maximising the Potential of Sites
- 4A.3 Sustainable design and construction
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

Central Government advice contained in PPS1 'Delivering Sustainable Development' and Planning Policy Statement 3 'Housing' are also relevant in the determination of the current application.

## **Planning History**

There is no relevant planning history at the site.

## **Conclusions**

The main issues in this case are whether this type of development is acceptable in principle in this location, the likely impact of the proposed scheme on the character and appearance of the surrounding area, and on the amenities of neighbouring residential properties, having particular regard to the proposed access to the site.

As the site has no designation in the Unitary Development Plan that would prevent development in principle, a residential proposal would appear to be the most appropriate in planning terms given the character of the surrounding area. Members will therefore need to consider the principle of a residential use of the site and the details of this particular scheme, including the quantum of development.

The proposal involves frontage development along a new access road from East Drive with parking along the northern side of the site. The development is shown to be comparable in height to the nearby properties although these details are purely illustrative and would need to be controlled by condition. In this respect, Members

will also need to consider the number of storeys that would be appropriate in the circumstance.

With regard to the impact of the proposal on the residential amenity, the development is set approximately 13 metres away from adjoining properties to the north east and the front elevations will face the flank elevations and rear gardens of No. 79 East Drive and 66 Bridge Road. Given the siting and separation distances, these two properties will be the most affected by the development and Members will need to consider carefully the effects that the scheme is likely to have on them. As the application is for outline planning permission, the flank windows and the internal layout of the proposed dwellings are not shown. However, careful design of the dwellings and landscaping of the site at details pursuant stage should help to address any issues of overlooking and reduce any visual impact or loss of prospect.

The density equates to approximately 36 units/hectare, falling outside the ranges of 50-80u/ha set out in the matrix (if that interpretation is accepted). However, the housing in the surrounding area is not at a higher density and it is considered that the proposal would reflect the character and density of the built form in this particular area.

A total of 20 car parking spaces are proposed which exceeds the Council's maximum standards. In this particular case, it is recognised that were planning permission granted for 9 new dwellings without sufficient car parking, there may be issues with on-street parking on surrounding roads. It is for this reason that parking spaces in excess of those described in the Council's parking standards would be necessary. In terms of access onto the site, concerns were initially raised by the Highways division with regard to the part of East Drive directly adjacent to the entrance to the site being too narrow for service vehicles if cars were parked on this part of the road. Proposed integral garages at the site also caused concern as although these are parking spaces, in reality, they may not be used for such purpose and therefore further on-street parking may occur to the detriment of highway safety. However, revised details dated 14th March 2012 show 20 open parking spaces which is considered to be acceptable and it is suggested that a condition ensuring 20 open parking spaces at the site be attached to any permission.

If Members are satisfied with the principle of the development and the access proposed, other matters will need to be assessed through details pursuant application(s). On the basis of the revised parking layout and assessing the application purely on access and the principle of development, it is recommended that planning permission is granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03762, excluding exempt information.

as amended by documents received on 14.03.2012

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA02       Details req. pursuant outline permission     appearance,  
          landscaping, layout and scale  
          ACA02R     Reason A02
- 2     ACA07       Boundary enclosure - no detail submitted  
          ACA07R     Reason A07
- 3     ACB16       Trees - no excavation  
          ACB16R     Reason B16
- 4     ACB18       Trees-Arboricultural Method Statement  
          ACB18R     Reason B18
- 5     ACD02       Surface water drainage - no det. submitt  
          ADD02R     Reason D02
- 6     ACD04       Foul water drainage - no details submitt  
          ADD04R     Reason D04
- 7     ACD06       Sustainable drainage system (SuDS)  
          ADD06R     Reason D06
- 8     ACH01       Details of access layout (2 insert)  
          ACH01R     Reason H01
- 9     ACH04       Size of parking bays/garages  
          ACH04R     Reason H04
- 10    ACH08       Details of turning area  
          ACH08R     Reason H08
- 11    ACH16       Hardstanding for wash-down facilities  
          ACH16R     Reason H16
- 12    ACH17       Materials for estate road  
          ACH17R     Reason H17
- 13    ACH18       Refuse storage - no details submitted  
          ACH18R     Reason H18
- 14    ACH23       Lighting scheme for access/parking  
          ACH23R     Reason H23
- 15    ACH29       Construction Management Plan  
          ACH29R     Reason H29
- 16    ACH32       Highway Drainage  
          ADH32R     Reason H32
- 17    ACI02       Rest of "pd" Rights - Class A, B,C and E  
          ACI03R     Reason I03
- 18    ACI21       Secured By Design  
          ACI21R     I21 reason
- 19    ACK05       Slab levels - no details submitted  
          ACK05R     K05 reason
- 20    ACK09       Soil survey - contaminated land  
          ACK09R     K09 reason
- 21    Before any work is commenced, details of at least 20 open parking spaces  
          and sufficient turning space shall be submitted to and approved in writing by  
          the Local Planning Authority and such provision shall be completed before  
          the commencement of the use of the land hereby permitted and shall  
          thereafter be kept available for such use. No development whether  
          permitted by the Town and Country Planning (General Permitted  
          Development Order) or not, shall be carried out on the land or parking

spaces indicated or in such a position as to preclude vehicular access to the said open parking spaces.

ACH02R Reason H02

- 22 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

**Reason:** In order to protect the archaeological importance of the site and to comply with Policy BE16 of the Unitary Development Plan.

- 23 No part of any new structure on the site shall exceed 9.5 metres in height from existing ground level.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

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

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

BE1 Design of New Development  
BE16 Ancient Monuments and Archaeology  
H1 Housing Supply  
H7 Housing Density and Design  
NE7 Development and Trees  
T3 Parking  
T11 New Accesses  
T18 Road Safety

In strategic terms the most relevant London Plan policies are:

3A.1 Increasing London's Supply of Housing  
3A.3 Maximising the Potential of Sites  
4A.3 Sustainable design and construction  
4B.1 Design principles for a compact city  
4B.8 Respect local context and communities

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

- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the impact on pedestrian and vehicular safety
- (e) the transport policies of the UDP
- (f) the housing policies of the UDP

and having regard to all other matters raised.

## INFORMATIVE(S)

- 1 RDI03 Seek Engineering Advice
- 2 RDI16 Contact Highways re. crossover
- 3 RDI18 Commencement – notify Development Control
  
- 4 Registered footpath 174a runs along the northern boundary of the application site. It is outside of the site and should not be affected by the granting of planning permission. However, due to its close proximity to the development, the applicant should be made aware, by means of an informative attached to any permission, of the need to safeguard pedestrians using the route, and that it must not be damaged or obstructed either during, or as result of, the development.
  
- 5 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. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
  
- 6 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidance.

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## SECTION '2' – Applications meriting special consideration

**Application No :** 12/00399/FULL1

**Ward:**  
Darwin

**Address :** Land South East Of Holwood Farm  
Cottage New Road Hill Downe  
Orpington

**OS Grid Ref:** E: 542559 N: 162818

**Applicant :** T M Delaney

**Objections :** YES

### **Description of Development:**

Single storey building to provide two stables and a tack room for recreational purposes with change of use of adjoining land to equestrian

Key designations:

Article 4 Direction  
Special Advertisement Control Area  
Green Belt  
Proposed World Heritage Site

### **Proposal**

Permission is sought for the erection of a stable building consisting of two stables and a tackroom for two horses and the change of use of the associated land from agricultural to equestrian use. The stable block measures 10.8 metres in length, 3.7 metres in depth and has a height of 3.4 metres and is situated to the northern end of the site.

### **Location**

The application site is located to the eastern edge of New Road Hill and to the south east of Holwood Farm Cottage. The site measures 1.7 hectares and the area of the proposed stables to the north was previously occupied by a silo used by the Holwood Farm site to the north, which has since been demolished.

An access road exists from New Road Hill and runs west to east. This road forms the boundary to the Article 4 direction that is on place to the rest of the site to the south, the entirety of the site being within the Green Belt and being designated as part of the Proposed World Heritage Site.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations have been received from the Downe Residents' Association which can be summarised as follows:

- nearby applications for stables and the grazing of horses have been refused
- there are stables nearby at Downe Court Riding Stables and further stables are not required
- the smells have not been taken into account by the applicant given the proximity to neighbouring properties.

### **Comments from Consultees**

The site is within the Proposed World Heritage Site and as such the views from public roads and paths should be considered, however Darwin saw many horses and stables and as such the principle issue is of design.

A management plan for the paddocks should be submitted by condition to demonstrate how they will be kept in good condition.

### **Planning Considerations**

BE1 Design of New Development  
G1 The Green Belt  
L3 Horses, Stabling and Riding Facilities  
NE6 World Heritage Site  
NE7 Development and Trees

Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

The Article 4(1) Direction in place to the majority of the site is also of material importance.

### **Planning History**

Application ref. 11/02392 sought a Certificate of Lawfulness for a proposed barn to be erected on the site. This was refused on the grounds that the site is less than 5 hectares and as such does not satisfy the requirements of Class B, Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GPDO).

### **Conclusions**

The main issues relating to the application are the impact of the proposal on the Green Belt, including whether or not the development is appropriate, and the effect that it would have on the openness and visual amenity of the Green Belt. The impact that the proposal would have on the amenities of the occupants of surrounding residential properties, the adjacent proposed World Heritage Site,



nature conservation and the impact it would have on any significant trees are also important considerations.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Policy G1 advises that the construction of new buildings within the Green Belt is inappropriate unless for specified purposes. These purposes include essential facilities for outdoor sport and recreation, examples of which include "small stables for outdoor sport or recreation".

It is considered that the facility would be appropriate development within the Green Belt, provided it was used solely for recreational use by the owners of the site and not developed into a commercial venture. A condition is therefore recommended, should permission be granted, which restricts the use of the facilities to the occupiers of the site.

Policy L3 requires such stables to not have an adverse impact upon the amenities of the Green Belt, to be sited close to existing buildings on the site, to be adequately screened and to not result in the unacceptable intensification of horse related activities.

Within this context, the stables proposed are considered to be of a modest size and provide no more than is required for the proposed horse related use of the land. The building is also situated to the north of the site with steep inclines to the north and west of the development rendering the stables unseen from either Holwood Farm Cottage, Holwood Farm or New Road Hill. It is considered that this does not result in a significant impact upon the visual amenity of the site or the openness of the Green Belt

The intended purpose of the site it is not considered to result in an overdevelopment. Given the intended recreational use by the present owner of the land in question it is considered that this proposal represents a small scale development for the purposes of recreation, as required by Policy G1.

The use of the land to the south of the stable block for equestrian purposes is required in order for the stable block to be acceptable. Policy L3 requires that there should be a minimum ratio of 0.4 hectares per horse and as such the 1.7 hectare site provides adequate grazing land. This land falls within the Article 4 (1) direction for the wider area which removes agricultural permitted development rights under Classes A and B of Part 6 Schedule 2 of the GPDO and its intension to prevent unacceptable development and operations on this land. The use of the land that is subject to this direction would not be subject to any development such as fences and it is therefore considered that the proposal complies with the intention of the direction and preserves the openness and character of this part of the Green Belt and the Proposed World Heritage Site.

Concerns have been raised as to the need for such a facility when an existing stables is situated further south along New Road Hill, however given the commercial nature of that site and the small scale recreational nature of this proposal, it is considered that the proposed development and use would not result in an overconcentration of horse related activities within the area.

On balance, it is therefore considered that the sand school at the size proposed and associated works would not have a significant adverse impact on the visual amenities or open character of the Green Belt or the area in general.

Having had regard to the above it was considered that the proposal would be appropriate development in the Green Belt. Furthermore, the scale, siting, materials and design of the proposed sand school are acceptable in that they would not result in a significant loss of amenity to local residents nor impact detrimentally on the visual amenities or openness of the Green Belt.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00399 and 11/02392, excluding exempt information.

#### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01        Commencement of development within 3 yrs  
      ACA01R      A01 Reason 3 years
- 2     ACA04        Landscaping Scheme - full app no details  
      ACA04R      Reason A04
- 3     ACB01        Trees to be retained during building op.  
      ACB01R      Reason B01
- 4     ACC01        Satisfactory materials (ext'nl surfaces)  
      ACC01R      Reason C01
- 5     ACJ15        Manure storage  
      ACJ15R      J15 reason
- 6     ACJ27        Restriction to private grazing  
      ACJ27R      J27 reason
- 7     The stables hereby permitted shall be only used by horses in the ownership of the person(s) who own the application site and their family, and shall not be used for or in connection with any commercial use. No horses other than those in the ownership of the said person(s) and their family shall use the sand school.

**Reason:** In order to comply with Policy L3 of the Unitary Development Plan and to prevent the introduction of a commercial use on the site in the interest of the amenities of the area.

- 8     ACJ28        Restriction on no. of horses (1 insert)        2  
      ACJ28R      J28 reason
- 9     No method of illumination shall be installed at the development hereby permitted without the prior approval in writing by the Local Planning Authority.

**Reason:** In order to prevent the introduction of unsuitable illumination at this Site of Importance for Nature Conservation and in the interest in the amenities of the area, in accordance with Policies BE1 and NE3 of the Unitary Development Plan.

10 A management plan for the site, which shall include a plan and description of measures to prevent negative impacts such as poaching and over grazing of the paddocks as well as details of a resting and rotation programme and a wet weather plan, shall be submitted to and approved in writing by or

**Reason:** In the interests of the welfare of the horses to be kept at the site and encourage appropriate beneficial management of the site.

11 ACK01 Compliance with submitted plan

**Reason:** In the interests of the appearance of the site and to preserve the openness of the Green Belt in accordance with Policy G1 of the Unitary Development Plan.

12 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

G1 The Green Belt

L3 Horses, Stabling and Riding Facilities

NE6 World Heritage Site

NE7 Development and Trees

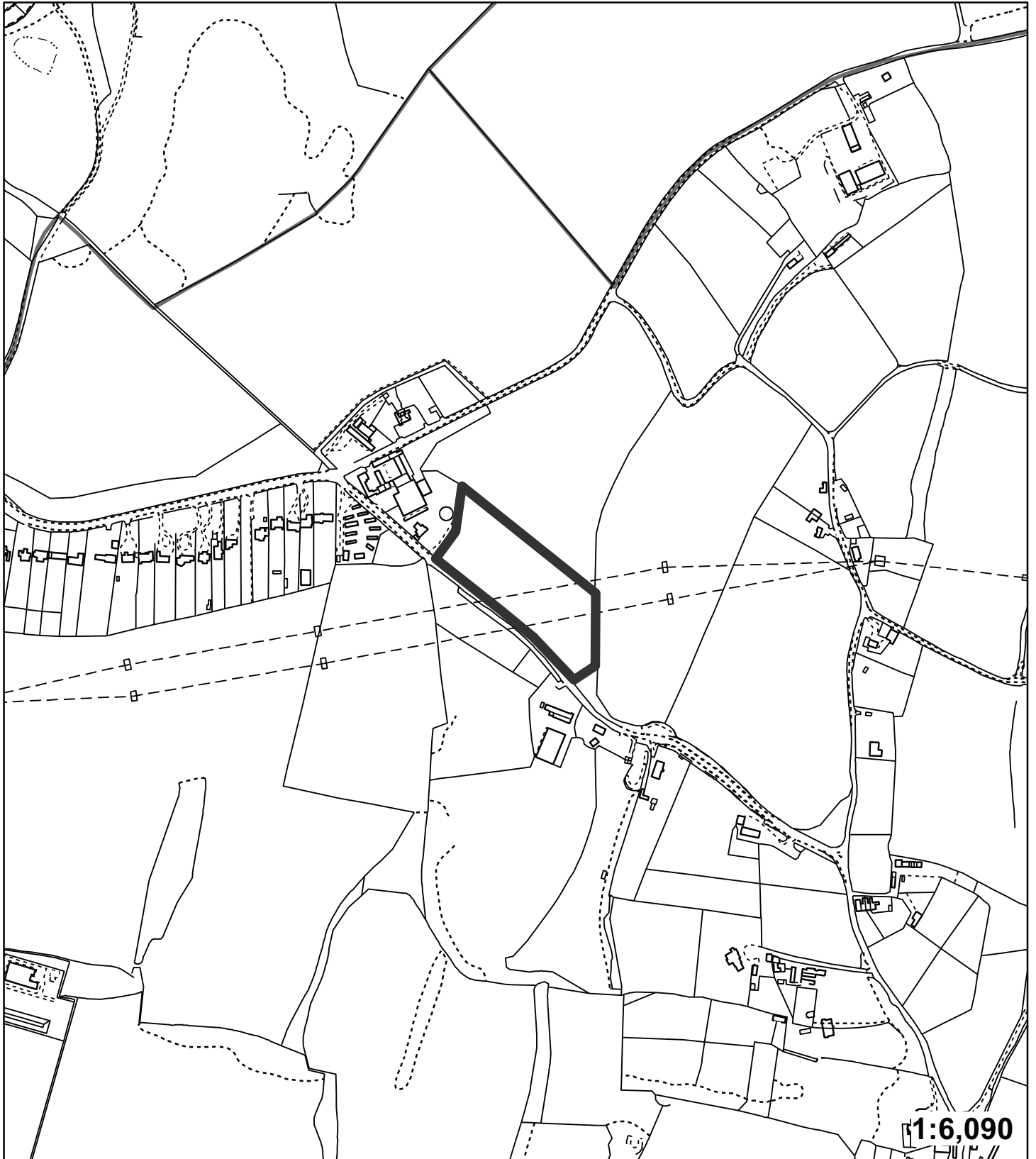
Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

**Application:**12/00399/FULL1

**Address:** Land South East Of Holwood Farm Cottage New Road Hill  
Downe Orpington

**Proposal:** Single storey building to provide two stables and a tack room for recreational purposes with change of use of adjoining land to equestrian



## SECTION '2' – Applications meriting special consideration

**Application No :** 12/00636/FULL6

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

**Address :**      **Winrose      Cottage      Norsted      Lane**  
                         **Orpington BR6 7PQ**

**OS Grid Ref:**    **E: 546996    N: 161977**

**Applicant :**      **Mr D Skudder**

**Objections : NO**

### **Description of Development:**

Increase in roof height to include dormer extensions, elevational alterations and front porch

Key designations:

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

### **Proposal**

The proposal will entail an enlargement of the existing first floor accommodation, the removal of the existing roof and its replacement by one whose ridge line rises by approximately an additional 1.1m in height.

Additional information relating to the existing usable floor area was received on 23.5.12.

### **Location**

The site forms part of a line of ribbon development fronting the eastern side of Norsted Lane and is situated within the Green Belt.

### **Comments from Local Residents**

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

### **Comments from Consultees**

Not applicable.

## **Planning Considerations**

Policies BE1, G1, G4 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; to control the size of residential within the Green Belt, and to safeguard the amenities of neighbouring properties.

## **Planning History**

The application dwelling has been extended at various times with additions having been added to the roof and at ground floor level. Under ref. 99/03589, permission was granted for various roof additions whose volume was calculated at 42 cu metres. The volume of earlier extensions was calculated at 179 cu metres.

More recently, under ref. 11/01636, a proposed first floor enlargement, entailing an increase in ridge height of approximately 2.0m was refused on the following ground:

“The application dwelling has already been significantly extended and the proposal would, by virtue of its size and bulk have a detrimental impact on the visual amenities and openness of the area, and in the absence of very special circumstances would constitute inappropriate development, contrary to Policies G4, BE1 and H8 of the Unitary Development Plan.”

## **Conclusions**

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

Policy G4 of the Unitary Development Plan concerning extensions or alterations to dwellinghouses in the Green Belt or Metropolitan Open advises that these will only be permitted if:

- (i) the net increase in the floor area over that of the original dwellinghouse is no more than 10%, as ascertained by external measurement; and
- (ii) their size, siting, materials and design do not harm visual amenities or the open or rural character of the locality; and
- (iii) the development does not result in a significant detrimental change in the overall form, bulk or character of the original dwellinghouse.

Point (i) of Policy G4 is qualified in Paragraph 8.1 of the UDP, which advises that the 'original dwelling' in the context of this policy follows the definition of 'original building' in the Town & Country Planning (General Permitted Development) Order 1995: 'in relation to a building existing on 1st July 1948, as existing on that date and, in relation to a building built on or after 1st July 1948, as so built'. Development that does not comply with the terms of Policy G4 is inappropriate within the Green Belt and should be refused unless there are very special circumstances that outweigh the harm caused.

In this case, it is calculated that there will be a net increase of 8.5 sq metres in floor area of the dwelling (this figure based on additional information provided by the applicant, and also taking into account the partial ground floor reduction in floor area and first floor area reconfiguration).

In comparison to the 2011 application (ref. 11/01636) the overall height of the proposed first floor extension has been reduced by approximately 0.9m and the front porch has been removed. Taking into account this reduction in bulk and floor area it is considered that proposed extension will appear less dominant and obtrusive in respect of the visual amenities and openness of the Green Belt. From a design perspective the proposal will consolidate the existing floor space and enhance the appearance of the existing dwelling.

The applicants have offered the demolition of the existing detached garage located south west of the main dwelling in order to counteract the visual impact from the enlarged dwelling, whose overall floor area – it is important to note – has been enlarged incrementally over a number of years. This would need to be carried out in conjunction with a condition restricting future permitted development for extensions and outbuildings.

Collectively, the matters discussed above, including the demolition of the existing garage, are considered to comprise very special circumstances which outweigh any harm caused to the openness of the Green Belt, and justify the granting of permission for this proposal which is inappropriate development in the Green Belt. The proposal therefore complies with Policy G1 of the UDP.

With regard to neighbouring amenity given its design and siting relative to surrounding houses, it is not considered that neighbouring amenity will be significantly undermined and that the proposal complies with Policy BE1.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/03589, 11/01636 and 12/00636, and other cases set out in the Planning History section above, 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      Prior to work commencing on the proposed extension, the existing detached garage situated to the south west of the existing dwelling shall be demolished, and all rubble removed from site.

Reason: In order to safeguard the visual amenities and openness of the Green Belt and to prevent an overdevelopment of the site, in accordance with Policies G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework 2012.

- 4      ACI02      Rest of "pd" Rights - Class A, B,C and E

**Reason:** In order to safeguard the visual amenities and openness of the Green Belt and to prevent an overdevelopment of the site, in accordance with Policies G1 and G4 of the Unitary Development Plan and the National Planning Policy Framework 2012.

5 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

G1 The Green Belt

G4 Extensions in the Green Belt

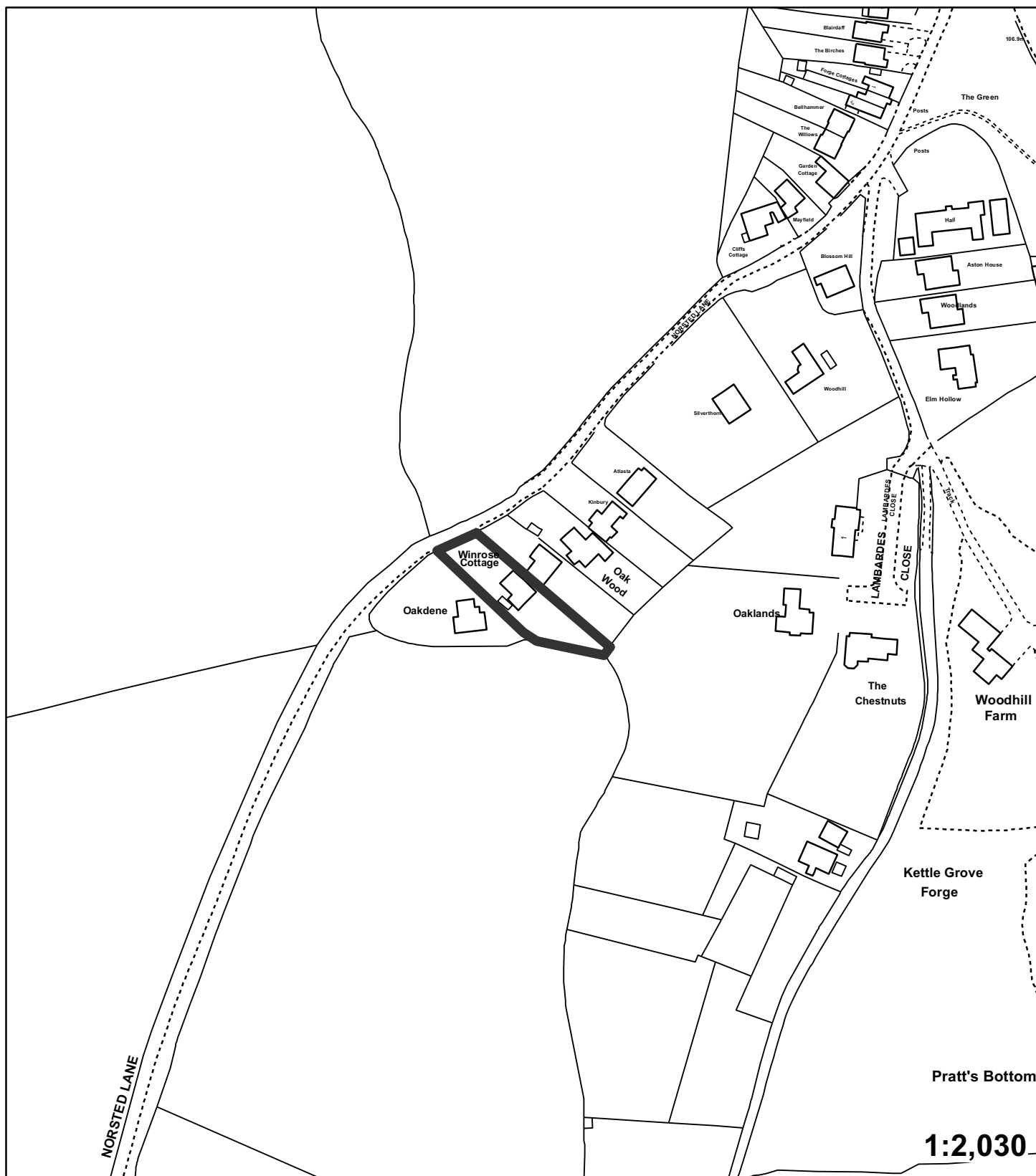
H8 Residential Extensions



**Application:**12/00636/FULL6

**Address:** Winrose Cottage Norsted Lane Orpington BR6 7PQ

**Proposal:** Increase in roof height to include dormer extensions, elevational alterations and front porch



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## SECTION '2' – Applications meriting special consideration

**Application No :** 12/00842/FULL2

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

**Address :** Cranbrook Court 50 Thesiger Road  
Penge London SE20 7NW

**OS Grid Ref:** E: 535868 N: 170301

**Applicant :** Tanqueray-Hewitt Limited

**Objections :** YES

### **Description of Development:**

Change of use from residential institution (Class C2) to temporary accommodation for the homeless

Key designations:

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

### **Proposal**

- The proposal seeks permission for the change of use of the existing building from residential institution (Class C2) to temporary accommodation for the homeless.
- The proposal involves a material change of use of the building, and no operational development.
- The proposed accommodation would comprise 26 units providing temporary accommodation for the homeless as opposed to conventional permanent Class C3 housing. A degree of support will be provided to the tenants of the units. Communal facilities will be provided within the building which would benefit all tenants, mainly a reception area, communal room on the first floor, and plant and storage areas.
- The property will be managed by a specialist management company, who are approved by the Council's housing development team.
- The proposed use is for Cranbrook Court to accommodate homeless or potentially homeless individuals and families pending their placement in social housing or other permanent public or private sector housing.
- The minimum period of occupation would generally be around 6 months.
- Nine car parking spaces will be provided, as opposed to the existing arrangement which provides five; a cycle store would be provided adjacent to the parking area, and an amenity area and play space will be located to the east of the main block.

- The site will be managed by Orchard and Shipman (O&S), who are a private sector property management company experienced in the management of such schemes. Orchard and Shipman are approved by the Council's Housing department, and Cranbrook Court would be managed on a day-to-day basis by O&S, liaising closely with the applicant (freehold owner of the site) and the housing department of London Borough of Bromley.
- Paragraph 6.2 of the Planning Statement submitted alongside the planning application states that all prospective tenants would be nominated by the Council's housing department, having been assessed as homeless within the Borough.

## **Location**

The application site is located on the eastern side of Thesiger Road, on the corner with Parish Lane and opposite the junction with Whateley Road, and occupies a site of approximately 0.22 hectares.

The area is predominantly residential, consisting of a wide range of housing types, including terraced housing, semi-detached and blocks of flats. The former Anne Sutherland House, located to the east of the site, is being redeveloped for an extra-care housing for elderly people.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and the following representations are a summary of points raised:

- proposal not in accordance with London Plan 2011;
- accommodation appears undersized per unit – can only lead to poor health outcomes for tenants;
- no apparent commitment to action in respect of outreach and the various services needed to help homeless people back into secure tenancies;
- proposal must be managed impeccably and energetically, to prevent decline and despair.
- development to be sited at a crossroads on a distributor road which is notorious for fast/illegally driven traffic;
- if tenants are infirm / not alert, they will be disproportionately in danger;
- it is neither kind or moral to stuff homeless people into substandard accommodation conditions, with a management company content to delegate to the local council and others;
- many charities specialise in helping homeless people, but there appears to be no specific plan to liaise with any of these;
- only one flat (No.25) meets the minimum space standard set out in table 3.3 of the London Plan;
- the tenants may not be as transient as they may appear from the description of the development, and the standard of housing should therefore be the same as that provided on local flatted developments;

- there are social rented and affordable and private blocks of flats in close proximity of the site, without exception they all provide a better standard of accommodation than is offered here;
- approval of the proposal will lower standards and set a precedent for future development on the site;
- concentration of such uses in this part of the Borough;
- Penge already houses a disproportionate number of people with serious challenges in their lives;
- fear of crime, disturbance, noise and anti-social behaviour;
- negative impact on neighbourhood.
- unsuitable location;
- fear the management company (O&S) will not be able to manage any anti-social behaviour arising from the development;
- no local residents appear to have been consulted about the application by the applicant prior to the application being formally submitted;
- proposal is poorly designed and an overdevelopment of the site;
- parking is already a problem;
- Cranbrook Court is better suited for housing elderly people or other institutional uses;
- there is insufficient information relating to what kind of person will be using the development;
- residents referred to this facility from other Boroughs would potentially leave with a local connection and be eligible for LBB's Housing Register;
- only 8 of the 26 units would be suitable for families;
- health care and schools are already at their limits – more people will only exacerbate the problems;
- overpopulation in the area already;

Full copies of all correspondence received can be viewed on the file.

### **Comments from Consultees**

Highways Drainage provided no comments.

The Council's Highways Engineer stated that vehicular access is from Thesiger Road via an existing arrangement leading to car parking which is acceptable. Nine car parking spaces are to be provided, and although there is a shortfall of 3 spaces, the transport links and local amenities are relatively good. As such, it is considered that the proposal would not have an adverse impact on the parking and road safety within the local road network and on balance, no objection is raised.

The Crime Prevention Officer has stated in effect that each individual unit should be treated as a separate dwelling and afforded that level of security. As such, the application should be able to achieve SBD accreditation in respect of part 2 physical security, with the guidance of 'New Homes 2010' and by incorporating accredited, tested, certified products.

Thames Water stated that the application does not affect them.

Housing enforcement provided comments related to fire; lighting and ventilation; crowding and space; and general comments. No substantive objection is raised in terms of material planning considerations.

Members may be aware that the provision for short-term housing accommodation for homeless individuals within the Borough is an identified need, and that since the recession, there has been a marked increase in the number of households applying for assistance to LB Bromley under the provisions of the homelessness legislation – notably a near doubling in 2011 compared to 2010.

Housing Development provided full comments in terms of the current situation relating to the number of households applying for assistance to LB Bromley under the provisions of the homelessness legislation. The proposed scheme provides an opportunity for LB Bromley to address the housing needs and pressures, through making use of the dwellings provided. It presents a potential longer-term solution to the current situation.

The Planning Statement has confirmed that agreement has been reached with Orchard and Shipman (O&S), one of the Council's approved partners for the provision of leased accommodation used by the Council as temporary accommodation, that all tenants will be referred directly to O&S from the London Borough of Bromley's (LBB's) Housing Department.

Written confirmation was received by the Housing Department that the applicants intend to enter into a nominations agreement with the Council, and the full day-to-day management of the scheme provided by O&S.

The proposal is that the units would be used to place homeless households for the duration of the lease/ nominations period of 10 to 15 years which means that the units would be exclusively available to clients on LB Bromley's Housing Register and would be nominated by LB Bromley throughout this time period.

These clients would be sourced from people who approach the Council and/or direct letting to people whose previous residence has been within LB Bromley for at least 2 years. The Housing Service has been working with Orchard and Shipman in regard to the level of management presence including the presence of staff from the Support & Resettlement Team and other agencies/ professionals as needed. The provision of full nomination rights would ensure that the Housing Service was able to give clear and careful thought around placements to the scheme.

It is envisaged that, aside from reasons of changing circumstances (eg. increasing household size), those placed within the flats at first-let would be able to stay as long as possible until a permanent housing solution is found. This would create stability for residents and the local community.

#### Wheelchair accessible units

Confirmation has been received that three wheelchair accessible units (2 x two beds and 1 x one bed – units 4, 5 and 26) will be provided, with relevant adjustment to internal layouts being made by the applicants.

### Parking

Within the plans submitted, the external area appears to provide an additional 3 parking spaces bringing the total to 12 – but it is noted that the Planning Statement refers to 9 spaces. Clarification that the additional 3 spaces will be for the use of the occupiers at Cranbrook Court has been requested, however car ownership is in any event likely to be low.

### **Planning Considerations**

#### Unitary Development Plan Policies

- H1 Housing Supply
- H4 Supported Housing
- H7 Housing Density and Design
- BE1 Design of New Development
- C1 Community Facilities
- T3 Parking
- T7 Cyclists
- T18 Road Safety

#### London Plan Policies

- 3.3 Increasing Housing Supply
- 3.8 Housing Choice
- 6.13 Parking

Recently, Planning Policy Statements and Planning Policy Guidance notes were replaced by the adopted National Planning Policy Framework (NPPF). This is also a material consideration for the determination of the application.

### **Planning History**

The original use of the building was as sheltered housing for the elderly, which was granted planning permission in the 1970s.

More recently, a certificate of lawfulness for an existing use was granted under ref. 11/02193 for use of premises as residential institution (Class C2).

### **Conclusions**

The main issues in this instance are likely to be the impact of the proposed use on the character of the residential area, the impact on the amenities of the occupants of the surrounding residential dwellings, and the impact upon existing parking levels in the surrounding road network and general infrastructure in Penge.

Given that the proposal involves the change of use of an existing property, the impact on the character of the building and area will be minimal. The building was purpose-built in the 1970s for residential use, as such Members may consider that continued residential occupation along the lines indicated and with the facilities proposed provides an appropriate and beneficial use of the site.

As there are no material changes proposed to the exterior of the building, the impact on residents in terms of visual impact/overlooking will be negligible. The possible intensity of the use is a matter that will need to be taken into account but this is not considered to be so great as to cause harm to local amenity, given other likely uses of the building.

As regards parking issues, no objections have been raised from the highways perspective in view of the relatively good transport links in the location.

Should Members find that the application is acceptable and worthy of planning permission being granted for this specific use, this should be subject to an agreement to ensure a suitable nominations agreement is completed.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/02193 and 12/00842, excluding exempt information.

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

and the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |
| 3 | ACH22  | Bicycle Parking                          |
|   | ACH22R | Reason H22                               |
| 4 | ACI21  | Secured By Design                        |
|   | ACI21R | I21 reason                               |
| 5 | ACK01  | Compliance with submitted plan           |

**Reason:** In order to comply with Policies H4 and T3 of the Unitary Development Plan and to protect the residential amenities of the nearby residential properties.

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

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

- |     |                            |
|-----|----------------------------|
| H1  | Housing Supply             |
| H4  | Supported Housing          |
| H7  | Housing Density and Design |
| BE1 | Design of New Development  |



- C1 Community Facilities
- T3 Parking
- T7 Cyclists
- T18 Road Safety

London Plan Policies

- 3.3 Increasing Housing Supply
- 3.8 Housing Choice
- 6.13 Parking

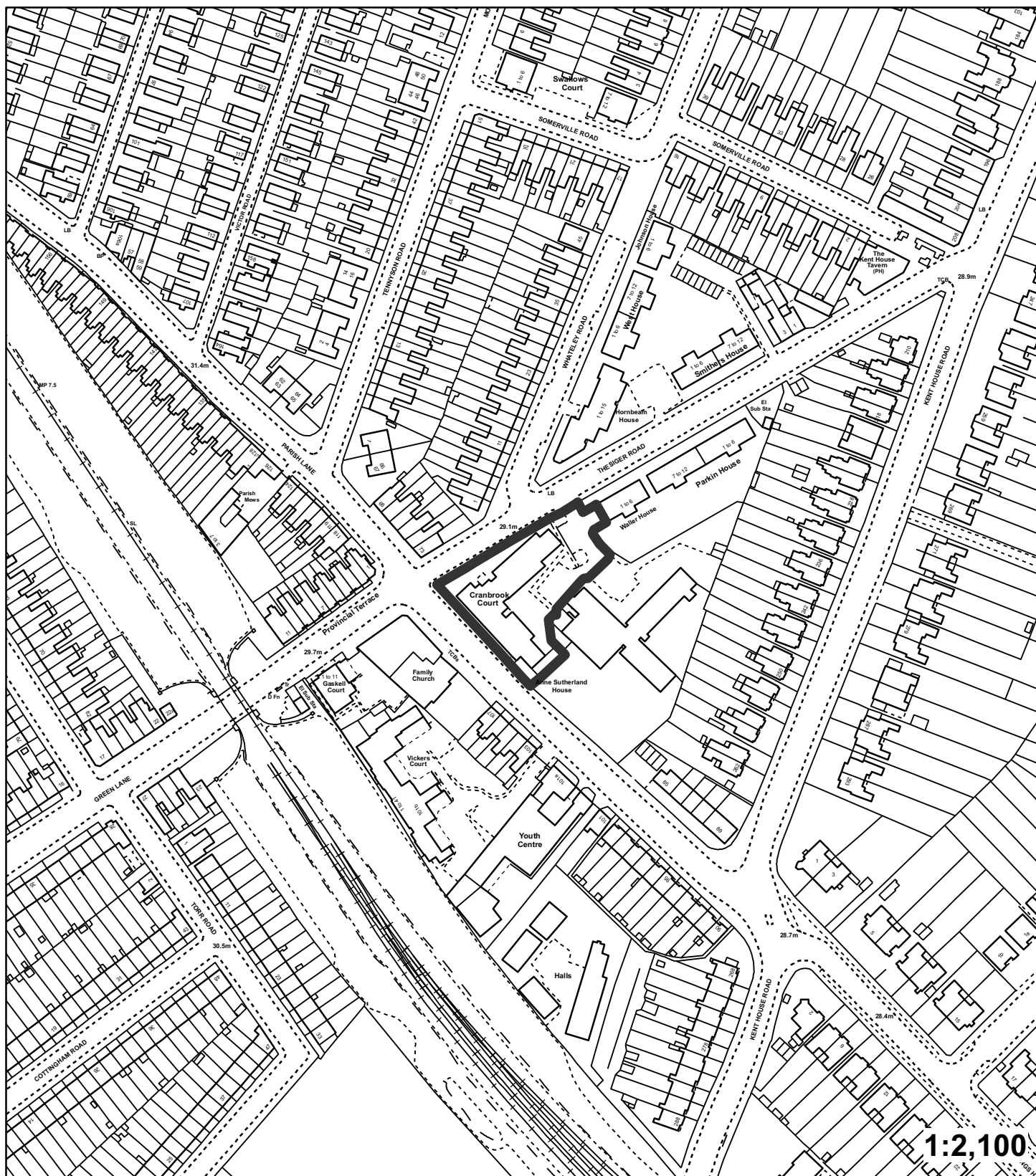
The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent residential properties;
- (c) the Housing policies of the development plan;
- (d) the character of the development in the surrounding areas;
- (e) the impact on the infrastructure of the wider area;
- (f) the identified need for temporary accommodation within the Borough;
- (g) the amenities of the occupiers of adjacent and nearby properties;
- (h) and having regard to all other matters raised including concerns from neighbours.

**Application:**12/00842/FULL2

**Address:** Cranbrook Court 50 Thesiger Road Penge London SE20 7NW

**Proposal:** Change of use from residential institution (Class C2) to temporary accommodation for the homeless



## SECTION '2' – Applications meriting special consideration

**Application No :** 12/00955/FULL1

**Ward:**  
Cray Valley East

**Address :** Land Rear Of 28 Kent Road Orpington  
BR5 4AD

**OS Grid Ref:** E: 547051 N: 167402

**Applicant :** Mr John Ralph

**Objections :** YES

### **Description of Development:**

Demolition of existing workshop office (Class B1) building and erection of part one/two storey office (Class B1) building

Key designations:

Areas of Archeological Significance  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Local Distributor Roads

### **Proposal**

It is proposed to demolish all the buildings on the site, and erect a replacement part one/two storey office building which would contain 145sq.m. of floor space.

It would take the form of an L-shape with the two storey element contained at the rear.

The office would operate between 9am-6pm Mondays to Fridays, and would employ 5 members of staff.

### **Location**

This site is located to the rear of Nos.26-28 Kent Road, and is occupied by vacant single storey workshop/office buildings, some of which have been recently demolished. It lies within an Area of Archaeological Importance, and adjacent to St. Mary Cray Village Conservation Area to the rear. It has a pedestrian access from Kent Road between Nos. 28 and 30, but there is no vehicular access to the site, and thus no on-site parking.

### **Comments from Local Residents**

Letters of objection have been received from nearby residents whose main concerns are summarised as follows:

- a two storey building is unacceptable
- loss of outlook and privacy from rear of residential properties
- lack of parking for staff may lead to increased pressures for parking in the close vicinity
- revised proposals do not overcome previous grounds for refusal
- design of building is out of character with surrounding area
- lack of adequate servicing of the building.

### **Comments from Consultees**

The Council's highways engineer considers that the surrounding area could adequately accommodate any parking requirements of the current proposals given the small scale of the office use proposed, and the previous workshop use of the site.

Concerns were initially raised about the use of the existing access to the site, which almost fronts the roundabout junction of Lower Road and Kent Road, for servicing and delivery purposes. However, the applicant has confirmed that there would be only monthly deliveries of standard office consumables such as stationery, while small items related to the business, such as lighting elements and electronic switchboards, may be delivered no greater than twice monthly. Most items related to the proposed business as a lift engineer company would be delivered directly to the site of each job.

The previous use of the site was as a metal window manufacturing workshop which had weekly deliveries of materials, and pick-ups of the final built products from the site. Given the small scale of the proposed office use and limited deliveries associated with it, no highways objections are raised subject to conditions limiting the hours of deliveries to outside peak times, restricting the storage to the office use, and requiring the submission of a Construction Management Plan to ensure that construction traffic can serve the site safely with minimum impact on traffic.

No objections are raised to the proposals from an Environmental Health point of view, subject to infomatives regarding compliance with the Control of Pollution and Environmental Protection Acts.

No objections are seen from a drainage or waste disposal point of view, and Thames Water have no concerns.

English Heritage consider that no archaeological fieldwork would need to be undertaken prior to the determination of the application, but a condition should be attached requiring a written scheme of investigation prior to commencement of development.

### **Planning Considerations**

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

BE1 Design of New Development  
BE13 Development Adjacent to a Conservation Area  
BE16 Ancient Monuments and Archaeology  
EMP6 Development Outside Business Areas  
T3 Parking  
T18 Road Safety

### **Planning History**

Permission was refused in March 2012 (ref.11/03241) for the demolition of the existing workshop/office building, and the erection of a part one/two storey office (Class B1) building with mezzanine floor, on the following grounds:

- 1 The proposed building would, by reason of its size, height and close proximity to neighbouring residential properties, have a seriously detrimental impact on the amenities of those residents through loss of outlook, privacy and light, thereby contrary to Policies BE1 and EMP6 of the Unitary Development Plan.
- 2 The proposals would be lacking in car parking provision and adequate servicing arrangements, and in the absence of information to demonstrate otherwise, the proposals are likely to result in an increase in pressure for parking in the surrounding roads which would be detrimental to residential amenity and to the free flow of traffic and conditions of safety in the highway, thereby contrary to Policies T3 and T18 of the Unitary Development Plan.

No appeal has been lodged to date.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the surrounding area, on the amenities of the occupants of surrounding residential properties, and on the parking/traffic situation in the close vicinity.

The proposals would not comprise a change of use as the permitted use of the site is for Class B1 office/light industrial purposes, therefore the principle of redevelopment is considered acceptable.

The current proposals differ from the recently refused scheme in the following main ways:

- the first floor element is now confined to the rear eastern corner of the building
- the overall bulk of the building is reduced
- the main western part of the building is reduced from 4.5m in height to 2.7m

- the windows in the western flank elevation of the building are now removed
- the first floor window in the southern elevation of the rear part of the building is now removed
- the building extends 0.5m further forward
- further information has been submitted regarding servicing, deliveries and parking in the surrounding roads.

The replacement building would be larger than the existing/previous single storey buildings on the site, but only the very rear part of the building would now have first floor accommodation above, and the first floor window which previously faced the rear elevations of properties fronting Kent Road has now been omitted.

The building would extend a metre closer to the western flank boundary than the existing building, however, it would be only single storey with a sloping roof, and there would be no windows in the flank elevation facing the rear garden of No.30 adjacent.

The revised proposals are now considered to adequately overcome the previous concerns regarding loss of outlook, light and privacy to neighbouring properties.

With regard to highways issues, the revised proposals included additional information regarding the nature of the proposed and previous uses, along with a parking survey of surrounding roads, and subject to safeguarding conditions, the proposals are not considered to be unduly harmful to parking provision in the close vicinity, nor have a detrimental impact on the free flow of traffic and conditions of safety in the highway.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03241 and 12/00955, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACA04  | Landscaping Scheme - full app no details |
|   | ACA04R | Reason A04                               |
| 3 | ACA07  | Boundary enclosure - no detail submitted |
|   | ACA07R | Reason A07                               |
| 4 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 5 | ACH18  | Refuse storage - no details submitted    |
|   | ACH18R | Reason H18                               |
| 6 | ACH29  | Construction Management Plan             |
|   | ACH29R | Reason H29                               |
| 7 | ACK01  | Compliance with submitted plan           |

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

- 8 ACK04 Demolition of existing building (see DIO  
ACK04R K04 reason
- 9 ACK05 Slab levels - no details submitted  
ACK05R K05 reason
- 10 ACK08 Archaeological access  
ACK08R K08 reason
- 11 No deliveries shall be made to or from the site between the hours of 08.00 hours and 09.30 hours, nor between the hours of 16.00 hours and 18.00 hours.  
ACJ08R J08 reason (1 insert) BE1
- 12 The storage area shown on Drawing No.P-P-01 shall only be used for storage ancillary to the office use hereby permitted, and for no other purpose.  
ACJ08R J08 reason (1 insert) BE1

**Reasons for permission:**

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

- BE1 Design of New Development  
BE13 Development Adjacent to a Conservation Area  
BE16 Ancient Monuments and Archaeology  
EMP6 Development Outside Business Areas  
T3 Parking  
T18 Road Safety

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

- (a) the visual impact in the surrounding area
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the impact on the adjacent Conservation Area
- (d) the impact on parking and traffic in the close vicinity

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

**INFORMATIVE(S)**

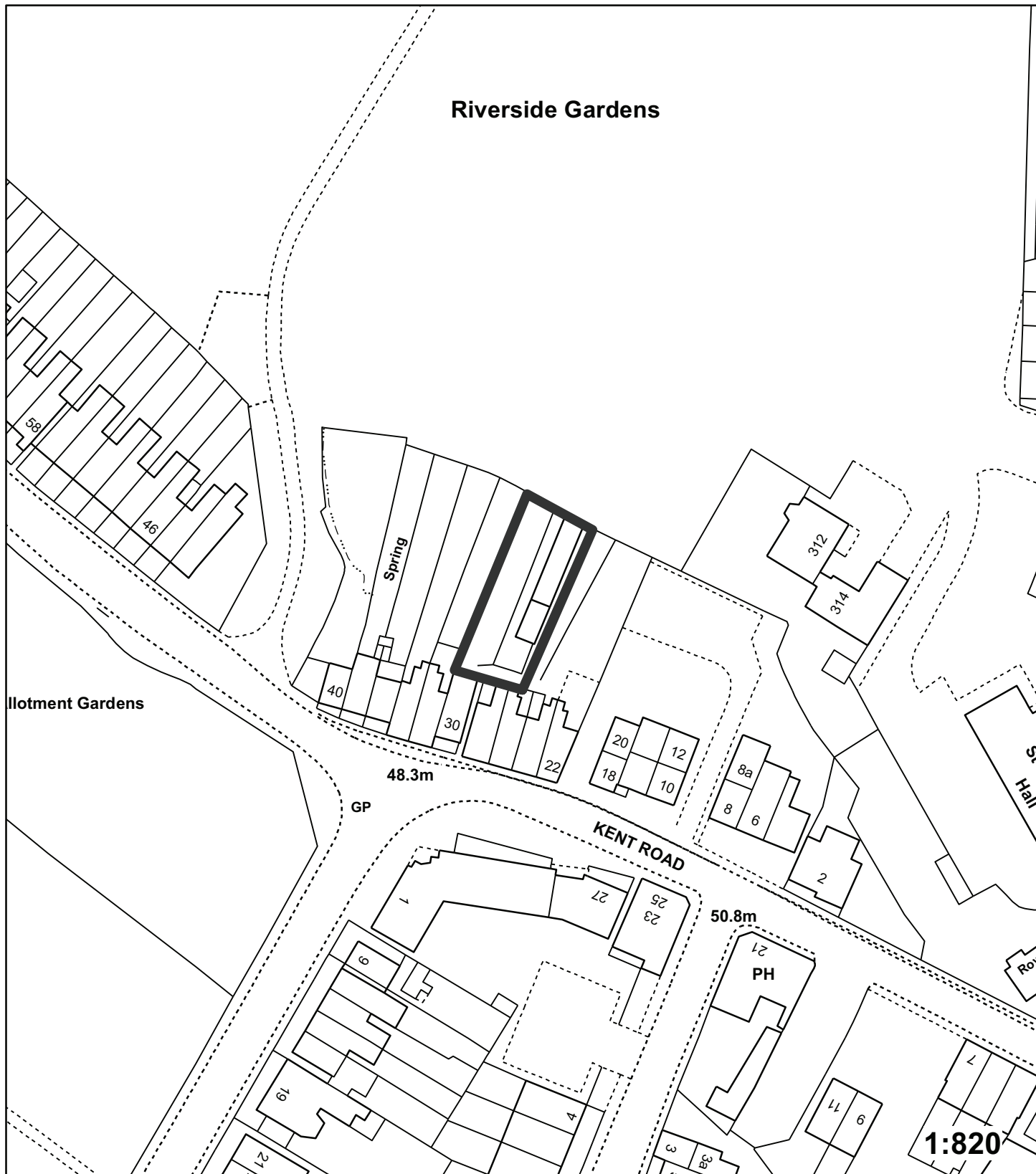
- 1 RD129 EHO – Contact Pollution Team
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.



**Application:**12/00955/FULL1

**Address:** Land Rear Of 28 Kent Road Orpington BR5 4AD

**Proposal:** Demolition of existing workshop office (class B1) building and erection of part one/two storey office (class B1) building





## SECTION '2' – Applications meriting special consideration

**Application No :** 12/00961/FULL1

**Ward:**  
**Darwin**

**Address :** Maple Farm Cudham Lane South  
Cudham Sevenoaks TN14 7QD

**OS Grid Ref:** E: 544852 N: 159111

**Applicant :** Mr C Ganley

**Objections :** NO

### **Description of Development:**

Demolition of existing dwelling and outbuilding and erection of detached two storey four bedroom dwelling

Key designations:

Special Advertisement Control Area  
Green Belt

### **Proposal**

It is proposed to demolish the existing bungalow and outbuilding closest to the dwelling, and construct a detached two storey four bedroom house.

The dwelling would be set back 13.8m from the front boundary of the site, and 3.3m from the side boundary with Maple Cottage.

### **Location**

This detached bungalow is located on the eastern side of Cudham Lane South within the Green Belt, and occupies a site area of 0.18ha. It was built in the mid-1930s, and originally contained a sitting room, kitchen, two bedrooms, and a small scullery at the rear. A conservatory was added to the side of the bungalow in 1966, and a single storey rear extension was permitted in 1968 (ref. 68/01185) which comprised a bedroom, bathroom and extension to the kitchen.

There are a number of outbuildings to the rear of the bungalow which lie within the residential curtilage, while the applicant also owns fields to the south and east.

The site is bounded to the north by Maple Cottage which is a two storey dwelling.

### **Comments from Local Residents**

No third party comments have been received to date.

## **Comments from Consultees**

No objections are seen to the proposals from a highways point of view as there are no proposals to alter the existing access to the site, and the proposals are unlikely to result in a significant increase in the use of the access.

No drainage objections are seen to the proposals in principle, subject to the submission of further details of the foul water and surface water drainage systems.

No objections are raised by Thames Water in principle, subject to safeguarding conditions.

## **Planning Considerations**

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

- BE1 Design of New Development
- H7 Housing Density & Design
- G5 Dwellings in the Green Belt
- T3 Parking
- NE7 Development and Trees

## **Planning History**

With regard to the recent history of the site, permission was refused in 2007 (ref. 06/04221) for a four bedroom replacement dwelling, and the appeal was dismissed in October 2008 on grounds relating to inappropriate development within the Green Belt, with no very special circumstances to justify the proposal.

Under ref. 09/00068, a Certificate of Lawfulness for part one/two storey side/rear and first floor extensions was refused in 2009 as the rearward projection of the part one/two storey side/rear extension from the original rear wall would exceed the permitted limits.

Under ref. 09/02085, a Certificate of Lawfulness for a single storey side/rear extension and roof extensions including side and rear dormers was refused as it would exceed the limits of parts (f)(i) and (h)(iii) of Class A. The subsequent appeal was dismissed in August 2010 as the Inspector considered that the single storey side/rear extension would breach limitation (h)(iii) of Class A.

Under ref.10/03320, a Certificate of Lawfulness for single storey side and part one/two storey rear extensions, and roof alterations including side dormers and rooflights was refused as it wouldn't comply with criteria (f)(i) and (h)(iii) of Class A, nor criteria (c) of Class B.

Under ref.11/01635, a Certificate of Lawfulness was granted in August 2011 for a proposed single storey side extension to replace the existing lean-to, and roof extensions providing first floor accommodation over the original part of the bungalow. This has not yet been implemented.

An application for a replacement dwelling was submitted in November 2011 under ref.11/03255, but was withdrawn prior to determination.

## **Conclusions**

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the proposals would be harmful to the character or appearance of the surrounding area, or detrimental to the amenities of nearby residential properties.

Policy G5 of the UDP allows for a replacement dwelling in the Green Belt provided that the resultant dwelling would not result in a material net increase in floor area compared with the existing dwelling (an increase of over 10% would normally be considered material, depending on design issues), and that the size, siting, materials and design of the replacement dwelling would not harm the visual amenities or the open or rural character of the locality.

The existing dwelling has a floor area of 120.5sq.m., while the outbuilding to be removed (and which lies approximately 5m from the dwelling) measures 29.66sq.m., giving a total floor area of 150.16sq.m. The proposed dwelling would have a floor area of 181.7sq.m., which is an increase in floor area of 31.54sq.m., and equates to a 21% increase. This would result in a material net increase in floor area compared with the existing dwelling, and would thus be considered inappropriate development in the Green Belt. However, the applicant has put forward the following special circumstances to justify inappropriate development:

- The Certificate of Lawfulness granted under ref.11/01635 would, if implemented, result in a part one/two storey dwelling with a floor area of 181.7sq.m. which is identical to the floor area of the replacement dwelling currently proposed
- The site coverage of the proposed dwelling would (at 103.17sq.m.) be significantly less than the site coverage by the existing dwelling and outbuilding (at 150.53sq.m.), thus opening up the site
- The replacement dwelling would be more centrally-located within the site, thus increasing the separation to the side boundary with Maple Cottage from 1.3m to 3.3m
- The design of the replacement dwelling, although slightly higher, would be much improved over the awkward design of the extended dwelling permitted by the Certificate of Lawfulness
- The use of traditional materials would further enhance the appearance of the dwelling.

In dismissing the earlier scheme for a replacement dwelling (ref. 06/04221), the Inspector considered that the proposed dwelling (with a floor area of 261sq.m.) would be significantly larger than the existing, and that the removal of a number of former agricultural buildings would not be sufficient to justify inappropriate development in the Green Belt.

The current scheme is for a significantly smaller replacement dwelling (181.7sq.m.) which would have the same floor area as the extended property permitted under the Certificate of Lawfulness. Although the maximum height of the replacement dwelling at 6.9m would be greater than the existing dwelling or permitted scheme (5.7m), the overall design of the dwelling would have a more symmetrical appearance and would result in a reduction in the overall footprint with greater separation to the northern flank boundary, thus improving the open aspect to this side of the dwelling.

It is considered, on balance, that there is sufficient justification to allow the current proposals which would result in an acceptable form of redevelopment, and would adequately protect the open and rural nature of the site along with the visual amenities of the surrounding area.

With regard to the impact on neighbouring properties, the replacement dwelling would be sited further away from the northern boundary with Maple Cottage, and would contain no windows in the facing flank elevation. The proposals are not, therefore, considered to result in any undue loss of light, privacy or prospect to the adjacent property.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/04221, 09/00068, 09/02085, 10/03320, 11/01635, 11/03255 and 12/00961, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |                   |  |          |       |       |       |
|----|-------------------|--|----------|-------|-------|-------|
| 1  | ACA01<br>ACA01R   | Commencement of development within 3 yrs<br>A01 Reason 3 years |          |       |       |       |
| 2  | ACA04<br>ACA04R   | Landscaping Scheme - full app no details<br>Reason A04         |          |       |       |       |
| 3  | ACA07<br>ACA07R   | Boundary enclosure - no detail submitted<br>Reason A07         |          |       |       |       |
| 4  | ACC01<br>ACC01R   | Satisfactory materials (ext'nl surfaces)<br>Reason C01         |          |       |       |       |
| 5  | ACD02<br>ADD02R   | Surface water drainage - no det. submitt<br>Reason D02         |          |       |       |       |
| 6  | ACD04<br>ADD04R   | Foul water drainage - no details submitt<br>Reason D04         |          |       |       |       |
| 7  | ACH02<br>ACH02R   | Satisfactory parking - no details submit<br>Reason H02         |          |       |       |       |
| 8  | ACH16<br>ACH16R   | Hardstanding for wash-down facilities<br>Reason H16            |          |       |       |       |
| 9  | ACH27<br>ACH27R   | Arrangements for construction period<br>Reason H27             |          |       |       |       |
| 10 | ACI02<br>ACI03R   | Rest of "pd" Rights - Class A, B,C and E<br>Reason I03         |          |       |       |       |
| 11 | ACI13<br>dwelling | No windows (2 inserts)   | northern | first | floor | flank |

- ACI13R I13 reason (1 insert) BE1
- 12 ACK01 Compliance with submitted plan  
ACK02R K02 reason (1 insert) G05
- 13 ACK05 Slab levels - no details submitted  
ACK05R K05 reason
- 14 The existing dwelling and outbuilding shown to be removed shall be demolished and the site cleared within 3 months of the first occupation of the building hereby permitted.  
ACK04R K04 reason

**Reasons for permission:**

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

- BE1 Design of New Development  
H7 Housing Density and Design  
G5 Dwellings in the Green Belt  
T3 Parking  
NE7 Development and Trees

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

- (a) the character and appearance of the development within the surrounding area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) the impact of the development on the open nature of the Green Belt

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

INFORMATIVE(S)

- 1 In order to check whether the proposed storm water system meets drainage requirements, you are advised to submit the following information:
  - a clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways
  - where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
  - calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.
- 2 You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of

the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010).

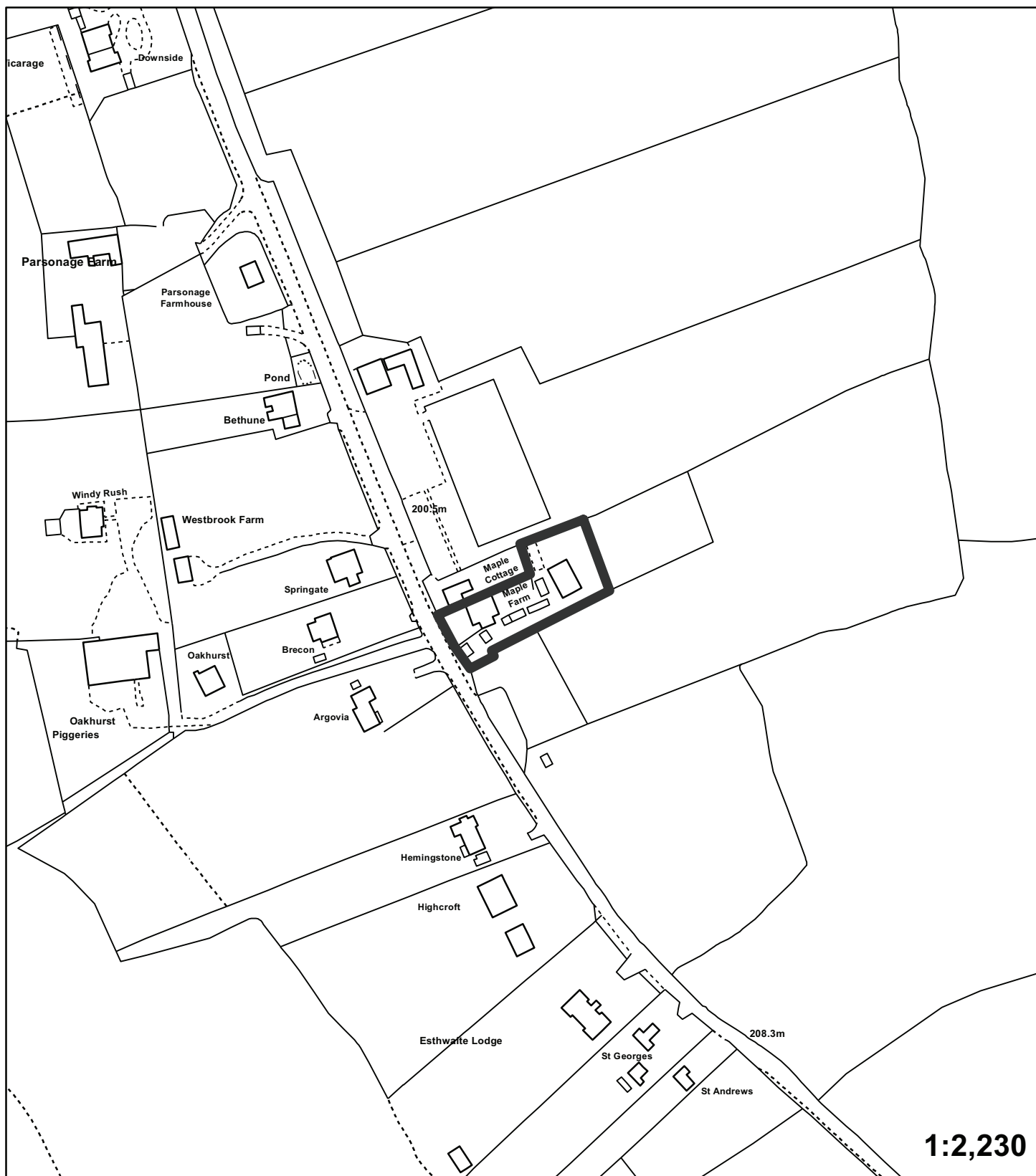
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

**Application:**12/00961/FULL1

**Address:** Maple Farm Cudham Lane South Cudham Sevenoaks TN14 7QD

**Proposal:** Demolition of existing dwelling and outbuilding and erection of detached two storey four bedroom dwelling



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## SECTION '2' – Applications meriting special consideration

**Application No :** 12/01056/FULL6

**Ward:**  
Farnborough And Crofton

**Address :** 110 Lovibonds Avenue Orpington BR6  
8EN

**OS Grid Ref:** E: 544054 N: 165356

**Applicant :** Mr Thavaratnam Sumanan

**Objections :** YES

### **Description of Development:**

Single storey front/side and rear extension and conversion of garage into a habitable room

Key designations:

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

### **Proposal**

This proposal is for a single storey front/side and rear extension and conversion of garage into a habitable room.

### **Location**

The application site is located to the south of Lovibonds Avenue and is a two storey semi-detached single family dwellinghouse. Properties in the area are primarily characterised by inter-war and post-war detached and semi-detached dwellinghouses of varying scales.

### **Comments from Local Residents**

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

- no objection from No. 112.
- plans are incorrect as does not include new erected outbuilding and decking in rear garden which when combined with side/rear extension results in overdevelopment on suburban site.
- concerns as the proposal would be 3.6m in length beyond No. 108 which is 0.6m beyond the 3m by current regulations.

- neighbouring property at No. 106 had planning permission refused for 4m rear extension which was subsequently reduced to 3m, none of the neighbouring properties have been permitted to have extensions in excess of 3m.
- proposal would result in detrimental visual impact for No. 108.
- concerns with regards to the need for the additional rooms.

### **Comments from Consultees**

The Council's Highways Division were consulted who stated the highway aspects of the proposal as the same as with the previous application. The proposal includes converting the existing garage to a habitable room. There will be at least 2 parking spaces left on the frontage and as such no objections are raised to the application.

### **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  
 T3 Parking  
 Supplementary Planning Guidance 1  
 Supplementary Planning Guidance 2

The National Planning Policy Framework 2012 is also a key consideration in the determination of this application.

### **Planning History**

In 2012 under planning ref. 12/00058, permission was refused for a single storey front/side and rear extension and conversion of garage into a habitable room on the following grounds:

The proposed extension would, by reason of its size, siting, excessive rearward projection and visual impact, have a seriously detrimental effect on the residential amenities of No. 108 and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy H8 of the Unitary Development Plan.

### **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.

While the proposed front extension would project approximately 1.95m beyond the principal elevation, given the staggered building line of the adjoining properties, with No. 108 projecting considerably to the front of the application site and

considering the adjoining property at No. 112 has previously constructed a front/side extension of a similar scale to that proposed, it is not considered that this element of the proposal would be detrimental to the overall appearance of the property or character of the area.

The proposed rear extension would project 3m beyond the rear elevation of the original dwellinghouse, there is an existing single storey rear extension of approximately 1.9m in depth at No. 112 and as such the proposed extension is not anticipated to impact on the residential amenities of this property is not anticipated to be significant.

Given a distance of approximately 21m would be retained from the rear elevation of the proposed extension to the rear boundary with the result that the proposal is not considered to result in an overdevelopment of the site.

The main ground of refusal of the previous application was the potential impact in terms of loss of prospect and visual impact as opposed to loss of light which would result from the 5.8m solid flank elevation on the boundary with No. 108. While No. 108 is set further behind the application site, this property has previously constructed a single storey rear extension with the result that the proposal would project a minimum of 3.6m beyond the rear elevation of No. 108 and a maximum of 4.8m with the last 1.17m stepped back 3m from the boundary. While the current proposal is an improvement on the previous application which would have projected approximately 5.8m beyond the rear elevation of No. 108, concerns remain as to the depth of the proposal. The 3.6m flank elevation would be located on the boundary with No. 108 and is concerned to result in an overbearing and dominant feature resulting in a detrimental effect on the residential amenities of No. 108 particularly in terms of loss of prospect. As such the proposal is not considered to have sufficiently overcome the previous grounds of refusal.

Having had regard to the above Members may consider that the development in the manner proposed is unacceptable in that it would result in a significant loss of amenity to the occupants of No. 108 Lovibonds Avenue.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01056 and 12/00058, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed extension would, by reason of its size, siting, excessive rearward projection and visual impact, have a seriously detrimental effect on the residential amenities of No. 108 and the prospect which the occupants of that dwelling might reasonably expect to be able to continue to enjoy, contrary to Policy H8 of the Unitary Development Plan.

**Application:**12/01056/FULL6

**Address:** 110 Lovibonds Avenue Orpington BR6 8EN

**Proposal:** Single storey front/side and rear extension and conversion of garage into a habitable room



## SECTION '2' – Applications meriting special consideration

**Application No :** 12/01119/FULL1

**Ward:**  
**Shortlands**

**Address :** 38 Newbury Road Shortlands Bromley  
BR2 0QW

**OS Grid Ref:** E: 540209 N: 168646

**Applicant :** Entecott Holdings

**Objections :** NO

### **Description of Development:**

Construction of a 2 storey two bedroom house (attached to No.38) and a single storey rear extension and elevational alterations to No.38

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Flood Zone 3  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Proposal Sites adjacent  
Ravensbourne FZ2  
River Centre Line

### **Proposal**

- Two storey 2 bedroom house attached to No.38 measuring 4m wide x 11.5m in depth
- the dwelling would be set around 1.4m below the ridge height of No. 38 and a minimum 1m side space would be retained to No.36
- single storey rear extension to No. 38 infilling area to side of kitchen
- elevational alterations to No. 38 including re-positioning of front door and windows

### **Location**

- The application site lies within a predominantly residential area formed of semi-detached dwellings.
- The dwellings in this part of the road overall have minimal side space retained to their flank boundaries.
- To the rear of the site (north-east) is the large multi-storey car park on Simpsons Road which was recently granted planning permission for

redevelopment for a mixed use scheme comprising multi-screen cinema, 200 flats, 130 bedroom hotel, Class A3 or Class A4 uses, basement car parking, public realm works and ancillary development (ref.11/03865).

### **Comments from Local Residents**

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

### **Comments from Consultees**

The Council's Highways Development Engineers have asked for clarification as to the number of existing and proposed parking spaces. Also, the applicant should be made aware that the occupant(s) of the new dwelling will not be eligible for a resident's parking permit.

The Council's Environmental Health Officer has raised no objections, in principle, to the proposal.

The Council's Drainage advisor has commented that the site is within 8m of the River Ravensbourne therefore the application must be referred to the Environment Agency. The views of the Head of Building Control on the use of soakaways for disposal of surface water should also be obtained.

The Head of Building Control has raised no objections to soakaways in the proposed location subject to the following:

- location of soakaway being not less than 5.0m from any building
- construction being either open chamber construction or from preferred modules covered in porous fabric
- final size of soakaway being as determined on site to the Local Authorities satisfaction depending on subsoil encountered
- a soakage test may be required.

The Environment Agency has raised no objections to the proposal on the condition that the measures detailed in the Flood Risk Assessment are implemented.

Thames Water has stated that 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. Furthermore, there are public sewers crossing or close to the development. With regard to water infrastructure Thames Water would not have any objection to the above planning application.

### **Planning Considerations**

The application site falls within Flood Zone 2/3.

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
- H1 Housing Supply
- H7 Housing Density and Design
- H9 Side space
- T3 Parking
- T18 Road Safety

London Plan:

- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation
- 3.8 Housing choice
- 5.12 Flood risk management
- 5.13 Sustainable drainage

### **Planning History**

11/01421 - Construction of a 2 storey two bedroom house (attached to No.38) and a single storey rear extension / elevational alterations to No.38 – REFUSED on the following grounds:

1. The proposal would represent a cramped overdevelopment of the site due to the size and bulk of the development detrimental to the spatial standards and character of the surrounding area, thereby contrary to Policies BE1 and H7 of the Unitary Development Plan.
2. The proposed development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which it is located contrary to Planning Policy Statement 25 (PPS25).

### **Conclusions**

The main issues relating to the application are whether a satisfactory quality of accommodation and amenity for future occupiers would be provided, the effect that the development 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 and impact on the Flood Zone. A further consideration is the impact of the proposed development to conditions of highway safety.

The siting and design of the proposal appears identical to that in the previous application. The surrounding properties in the vicinity of the site are predominantly semi-detached cottage dwellings. The proposal is for an attached terraced property occupying almost all of the space to the side of No.38. Members will note that the building would be subservient in height to No.38, however, given that the development is identical to the previously refused scheme, Members may consider that the proposal would represent a cramped overdevelopment of the site due to the size and bulk of the development detrimental to the spatial standards and character of the surrounding area.



With regard to the impact on the flood zone, based on the flood risk assessment submitted with the current application, no objections have been raised from the Environment Agency in this instance and the proposal is considered acceptable in terms of flood risk. However, a number of conditions are recommended to ensure the measures detailed in the flood risk assessment are implemented.

With regard to the highways impacts of the proposal, the applicant states in the design and access statement that No.38 currently has no off-street parking and in the previous application it was confirmed that the land adjacent to No.38 is used by the owner/applicant for storage and is adequately sized to accommodate 3 car parking spaces. Whilst no off-street parking is proposed for the resultant dwelling, on the basis of the current situation at the site and the given the previous refusal which did not include a highways/parking ground, Members may consider that the development would not have a significant impact on parking or road safety in the surrounding road network.

There are no flank windows at No.36 Newbury Road which would be impacted by the proximity of the proposed building and given the depth of rearward projection which would extend no further to the rear than No's 36 or 38, the proposal would not have an unduly harmful impact on the amenities of the occupants of neighbouring buildings.

To conclude, the previous objections relating to the impact of the development on the flood zone have now been removed by the Environment Agency and, subject to adherence to the flood risk assessment, the proposal is acceptable. However, bearing in mind the other issues of this case and the fact that no amendments have been submitted to address the first refusal ground of the 11/01421 case, Members will therefore need to carefully consider whether the proposal has sufficient merit to overcome the Council's previous concerns.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01421 and 12/01119, excluding exempt information.

as amended by documents received on 11.05.2012

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposal would represent a cramped overdevelopment of the site due to the size and bulk of the development detrimental to the spatial standards and character of the surrounding area, thereby contrary to Policies BE1, H7 and H9 of the Unitary Development Plan.



**Application:**12/01119/FULL1

**Address:** 38 Newbury Road Shortlands Bromley BR2 0QW

**Proposal:** Construction of a 2 storey two bedroom house (attached to No.38) and a single storey rear extension and elevational alterations to No.38



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

**Application No :** 12/00013/FULL3

**Ward:**  
Copers Cope

**Address :** 4 Limes Road Beckenham BR3 6NS

**OS Grid Ref:** E: 537991 N: 169373

**Applicant :** Miss Simone Riley

**Objections :** YES

### **Description of Development:**

Change of use from B1 to residential. Demolition of existing covered area to facilitate single storey front extension, provision of parking area, new boundary wall and front gates. New slate roof to existing first floor with provision of velux windows (REVISED PLANS RECEIVED)

#### **Key designations:**

Conservation Area: Chancery Lane

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

This application was deferred, without prejudice, from Plans Sub Committee 26th March 2012 in order for consideration to be given to the design of the scheme. The agent has now presented revised plans for consideration and the previous report is updated where relevant.

### **Proposal**

This application proposes a change of use from commercial to residential. The scheme proposes the removal of the front entrance gates and covered roof area to create a parking area and entrance (along with elevational alterations) to the proposed residential accommodation; further into the site it is proposed to remove a corrugated plastic type roof to an enclosed yard area in order to form part of the overall residential accommodation by replacement with a hipped, slated roof. There will be some insertion of roof lights and reconfiguration of windows at first floor level.

### **Location**

The site is located on the north side of Limes Road just at the point where there is virtually a 90 degree turn in the road. It is within the Chancery Lane Conservation Area (but just outside of the identified Article 4 area).

## **Comments from Local Residents**

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

- query impact on laurel tree on adjacent site
- could be used as 2 bedroom dwelling – concerns over consequent impacts on parking
- overlooking into new dwelling from existing adjacent amenity space
- concerns over access to property while building works are carried out
- loss of commercial use
- impact of change of use on nature of conservation area
- use of appropriate materials
- impact on adjacent bushes
- concern over limited notification area
- detail of design/materials

## **Comments from Consultees**

Thames Water raise no objection to the proposal.

The Advisory Panel for Conservation Areas (APCA) raise no objection in principle to the change of use but are concerned that the design should comply with requirements of the Supplementary Planning Guidance.

From a Highways point of view it is noted that the area has high on street parking occupancy with little parking available. On the basis that the proposal offers one car parking space it is considered that the development would not have more impact on the traffic in the surrounding road network and no Highway objection is raised. Appropriate conditions are suggested in the event of a planning permission.

Comments in respect of Environmental Health (Housing) raise concerns with the means of escape proposals and note that in the event of a planning permission development will need to meet or exceed building regulation standards for improved thermal efficiency of the building.

Cleansing comments note refuse and recycling are to be left at edge of curtilage with unrestricted access.

From a Conservation point of view it is considered that concerns previously raised in respect of the proposed design have been addressed in that the revised design now makes reference to and reflects that the building is within a section of the conservation area that has a historic mews character of former commercial workshops. Additionally, the removal of the gates (when considered in context with the revised design) is considered to better reflect the wider character of the area. No objection to the principle of converting this building to residential is raised. Comments from Local Residents

## **Planning Considerations**

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

- H7 Housing Density and Design
- H12 Conversion of Non-Residential Buildings to Residential Use
- T3 Parking
- T18 Transport and Road Safety
- BE1 Design of New Development
- BE11 Conservation Areas
- EMP5 Development Outside Business Areas

Chancery Lane Supplementary Planning Guidance

### **Planning History**

The site, it seems, previously included the adjacent, adjoining buildings. The planning history shows an application in 2007 (ref. 07/00324) at Unit One, Limes Road to subdivide the site to form residential space. The scheme was allowed on appeal in November 2007.

### **Conclusions**

The main issues relating to the application are the loss of a commercial unit, 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 a satisfactory quality of accommodation and amenity can be achieved.

Regarding the loss of a business unit, which is in neither a primary nor secondary location, the applicant has stated that the unit has not been used commercially for approximately 18 years and over this period has been used by the owner as a private workshop to accommodate his hobby of working on cars. The supporting statement highlights that it '...has laid redundant for at least 5 years...'. The unit has not been marketed at all throughout its period of non-occupation and therefore this proposal cannot technically evidence the requirements contained in Policies H12 and EMP5. The applicants submit that '...because of its non-use over this period of time and the proposed design ... this application complies with requirements of policy H12'. The photographs available on file and the site visit reveal that the accommodation is not particularly robust in nature and would require substantial input to accommodate modern day working requirements.

It is noted in the Inspector's decision relating to Unit One (see under planning history above) that due to the property being in a tertiary location and additional access restrictions it would be a low priority for a business use in the area. It was the Inspector's view that a new business use would add to the area's traffic circulation difficulties and not enhance the character of the Conservation Area; the Inspector opined that these considerations helped to outweigh the policy requirement to undertake a full and proper marketing exercise.

The Supplementary Planning Guidance (SPG) for Chancery Lane Conservation Area states that 'changes of use will be acceptable only where, in the opinion of the Council, they would have no detrimental effect on the character of the area' and para 3.2 states 'Neither Chancery Lane or Limes Road carry any through traffic, and there is a pleasant sense of enclosure and tranquillity'. It should be remembered that this specific site has not been commercially used for the last eighteen years and with the latter five of these there has been no activity at all. Whilst local concerns have been raised in respect of the loss of commercial use, given the Inspector's observations referred to above and the SPG it may be considered that in this particular circumstance the change of use of the site to residential would not have a detrimental effect on the character of the area but rather help to contribute to the tranquillity that the area currently enjoys.

Regarding the impact that it would have on the amenities of the occupants of surrounding residential properties and whether a satisfactory quality of accommodation and amenity can be achieved neighbour concerns are noted in respect of overlooking into the unit via the proposed velux windows. The existing window configuration to the first floor level allows for a level of overlooking into the garden/amenity areas to the east of the site; as is evident from the photos due to the nature of the relationship of buildings in the vicinity overlooking appears to be a common feature. A small level of amenity is provided within the scheme.

In terms of the design and its impact on the character and appearance of the area the current building exudes a utilitarian, workshop appearance. The part demolition of the existing mono pitch structure allows for the rebuild of a dual pitch habitable element which is pulled back from the front of the site to make way for a parking/amenity area. Policy BE1 requires new development to be imaginative and attractive to look at and Policy BE11 seeks to preserve or enhance the character or appearance of conservation areas. Policy BE11 states 'existing features that contribute to the character of the area should be incorporated in to the design'. The SPG states that 'The Council will expect all proposals for new development to conform with the character of that section of the conservation area surrounding the proposal site and with the general character of the area, especially in regard to ... design and materials used. It is hoped that all improvement works will take account of the character of the buildings and alter them as little as possible'. It is considered that the proposed revised design now addresses these policy requirements and helps to reflect the existing building's heritage.

Members will care to note the amended design changes submitted as part of this application. On the basis that the revised proposed design is now considered to reflect the existing building's heritage (see above) the scheme may now be considered acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00013 and 07/00324, excluding exempt information.

as amended by documents received on 23.05.2012

**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     ACD02        Surface water drainage - no det. submitt  
      ADD02R      Reason D02
  - 4     ACH03        Satisfactory parking - full application  
      ACH03R      Reason H03
  - 5     ACH32        Highway Drainage  
      ADH32R      Reason H32
  - 6     ACH19        Refuse storage - implementation  
      ACH19R      Reason H19
  - 7     ACI01        Restriction of all "pd" rights  
      ACI04R      Reason I04
  - 8     ACI12        Obscure glazing (1 insert)   to the east flank  
      ACI12R      I12 reason (1 insert)   BE1
  - 9     ACK01        Compliance with submitted plan
- Reason:** In order to comply with Policy BE1 for the adopted Unitary Development Plan and in the interest of the visual and residential amenities of the area and to prevent overdevelopment of the site.
- 10    AJ02B        Justification UNIQUE reason OTHER apps

Policies (UDP)

- H7    Housing Density and Design
- H12   Conversion of Non-Residential Buildings to Residential Use
- T3    Parking
- T18   Transport and Road Safety
- BE1   Design of New Development
- BE11  Conservation Areas
- EMP5  Development Outside Business Areas

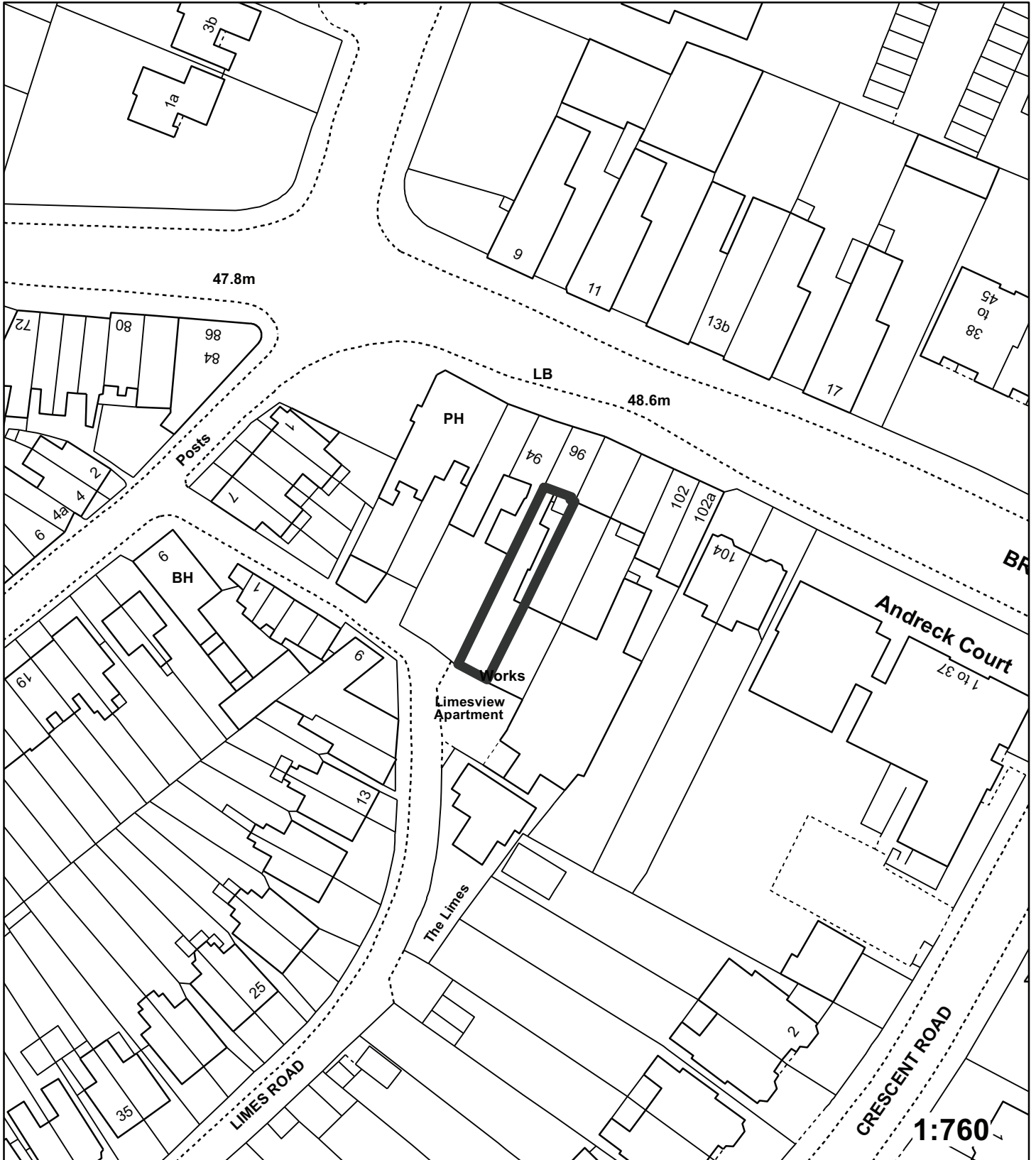
Chancery Lane Supplementary Planning Guidance



**Application:**12/00013/FULL3

**Address:** 4 Limes Road Beckenham BR3 6NS

**Proposal:** Change of use from B1 to residential. Demolition of existing covered area to facilitate single storey front extension, provision of parking area, new boundary wall and front gates. New slate roof to existing first floor with provision of velux windows (REVISED PLANS RECEIVED)





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

**Application No :** 12/00449/CAC

**Ward:**  
Copers Cope

**Address :** 4 Limes Road Beckenham BR3 6NS

**OS Grid Ref:** E: 537991 N: 169373

**Applicant :** Simone Riley

**Objections :** YES

### **Description of Development:**

Part Demolition CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chancery Lane  
Article 4 Direction

This application was deferred (along with ref. 12/00013), without prejudice, from Plans Sub-Committee 26<sup>th</sup> March 2012, in order for consideration to be given to the design of the scheme. The agent has now presented revised plans for consideration and the previous report is updated where relevant.

### **Proposal**

This application seeks Conservation Area consent for the removal of the front entrance gates and covered roof area along with the removal of a corrugated plastic type roof to existing enclosed yard area. It accompanies planning application ref. 12/00013 which seeks to replace with development suited to residential accommodation.

### **Location**

The site is located on the north side of Limes Road just at the point where there is virtually a 90 degree turn in the road. It is within the Chancery Lane Conservation Area (but just outside of the identified Article 4 area).

### **Consultations**

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

- query impact on laurel tree on adjacent site
- could be used as 2 bedroom dwelling – concerns over consequent impacts on parking

- overlooking into new dwelling from existing adjacent amenity space
- concerns over access to property while building works are carried out
- loss of commercial use
- impact of change of use on nature of conservation area
- use of appropriate materials
- impact on adjacent bushes
- concern over limited notification area
- detail of design/materials

### **Comments from Consultees**

APCA raise no objection.

### **Planning Considerations**

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE12 Demolition in Conservation areas

### **Conclusions**

The main issue relating to this application is the effect that the part demolition of the building would have on the character and appearance of Chislehurst Conservation Area.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

No planning objection is specifically raised to the demolition proposed and therefore, its loss would not be resisted where an acceptable scheme for redevelopment exists. As such, provided planning permission is granted for the replacement development, considered under reference DC/12/00013, Members may consider that the proposal to demolish the existing part building is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00013 and 12/00449, excluding exempt information.

### **RECOMMENDATION: GRANT CONSERVATION AREA CONSENT**

subject to the following conditions:

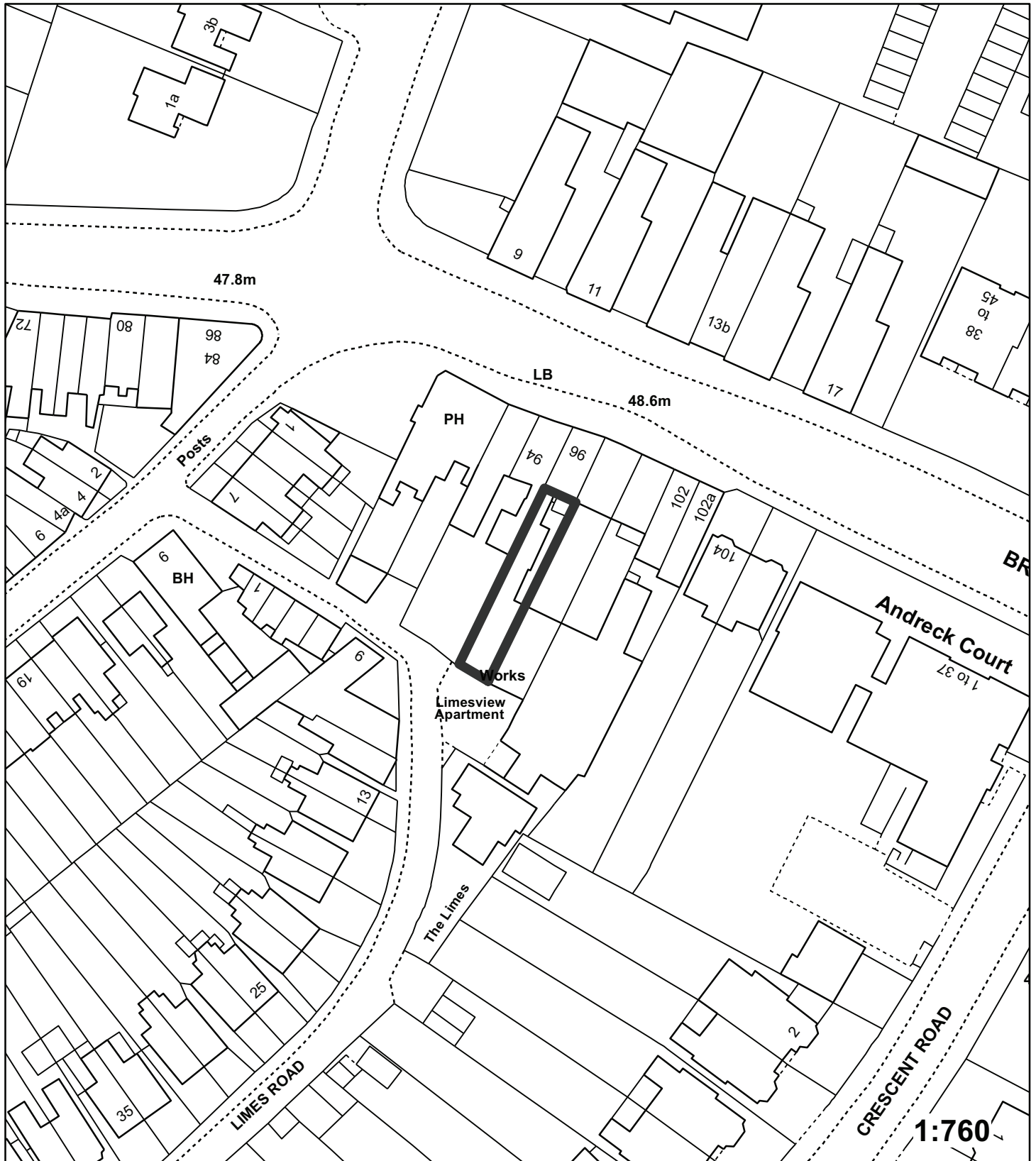
- 1 ACG01 Comm.of dev-Listed Building and Con.Area

ACG01R Reason G01

**Application:**12/00449/CAC

**Address:** 4 Limes Road Beckenham BR3 6NS

**Proposal:** Part Demolition CONSERVATION AREA CONSENT



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

**Application No :** 12/00898/CAC

**Ward:**  
Bromley Common And  
Keston

**Address :** 16 Forest Ridge Keston BR2 6EQ

**OS Grid Ref:** E: 542480 N: 164576

**Applicant :** Ravensbourne Property Services Ltd **Objections :** YES

**Description of Development:**

Demolition of existing dwelling. CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Keston Park  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

Demolition of existing dwelling

**Location**

- The application site comprises a large two storey detached dwelling set on a generously sized plot with approximately 1m side space to the eastern flank boundary of the site and approximately 2.5m (min) side space to the western flank boundary.
- The front of the site opens out onto the adjacent highway and there is a large area of hardstanding forming an 'in and out' driveway with a grass section in between.
- The existing dwelling incorporates a large catslide roof with a gable feature and 3 small front roof dormers.
- The surrounding area is characterised by large detached dwellings of various architectural styles set on large plots.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from No.18 Forest Ridge which can be summarised as follows:

- proposal will diminish natural light into bathroom

- less than 2m gap to boundary wall.

### **Comments from Consultees**

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and have 'rejected' the application.

The Council's Environmental Health Officer has raised concerns that no detail has been provided of the proposed pool or plant location. However this is an existing swimming pool and is therefore unlikely to create any additional noise nuisance at neighbouring properties.

English Heritage was consulted and have offered no comments on the application.

### **Planning Considerations**

The site forms part of the Keston Park conservation area.

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

#### **BE12 Demolition in Conservation Areas**

The Supplementary Planning Guidance (SPG) for the Keston Park Conservation Area should also be taken into consideration.

A planning application is currently under consideration for a replacement two storey 5/6 bedroom dwelling with accommodation in roof space and integral double garage (ref.12/00897).

### **Planning History**

99/01076 - single storey side extension for carport – PERMITTED

### **Conclusions**

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

It is considered that the existing building is of little architectural merit and makes no positive contribution to the character or appearance of the Conservation Area. Furthermore, an acceptable replacement building has been proposed under ref.12/00897. The demolition of this building is therefore considered acceptable.

Having had regard to the above it was considered that the building has no particular architectural merit and in light of the permission granted for development

under ref.12/00897 the loss of the building would not have a significantly harmful impact on the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00898, excluding exempt information.

**RECOMMENDATION: GRANT CONSERVATION AREA CONSENT**

subject to the following conditions:

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

**Reasons for granting consent:**

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

BE12 Demolition in Conservation Areas

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

- (a) the preservation or enhancement of the conservation area
- (b) the neighbours concerns raised during the consultation process

and having regard to all other matters raised.

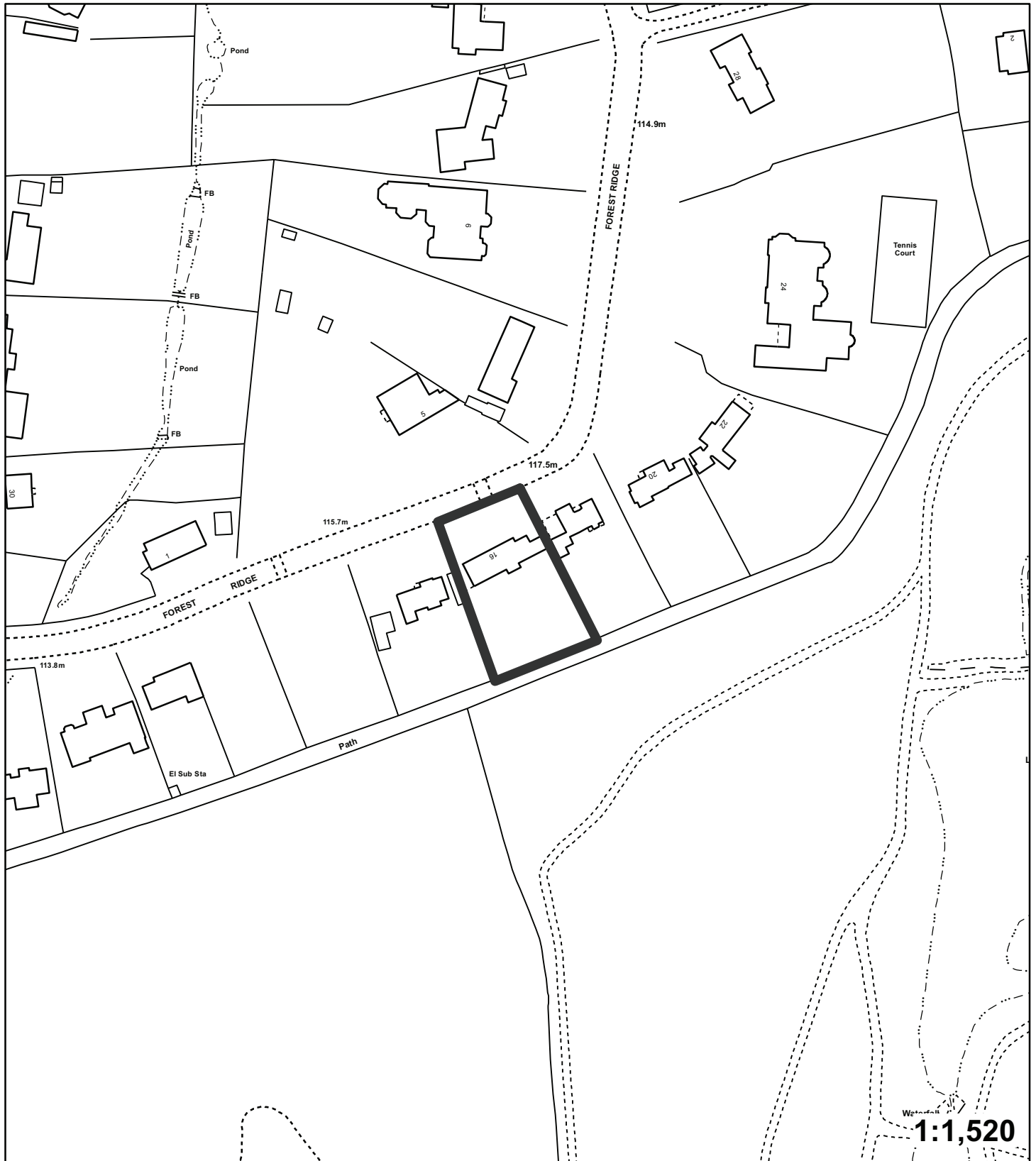
INFORMATIVE(S)

- 1      RDI06      Notify Building Control re. demolition

**Application:**12/00898/CAC

**Address:** 16 Forest Ridge Keston BR2 6EQ

**Proposal:** Demolition of existing dwelling. CONSERVATION AREA CONSENT





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

**Application No :** 12/00897/FULL1

**Ward:**  
Bromley Common And  
Keston

**Address :** 16 Forest Ridge Keston BR2 6EQ

**OS Grid Ref:** E: 542480 N: 164576

**Applicant :** Ravensbourne Property Services Ltd **Objections :** YES

### **Description of Development:**

Demolition of existing dwelling and replacement two storey 5/6 bedroom dwelling with accommodation in roof space and integral double garage

#### Key designations:

Conservation Area: Keston Park  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

### **Proposal**

- Demolition of existing dwelling
- Replacement two storey 5/6 bedroom dwelling with accommodation in roof space
- Integral double garage.

### **Location**

- The application site comprises a large two storey detached dwelling set on a generously sized plot with approximately 1m side space to the eastern flank boundary of the site and approximately 2.5m (min) side space to the western flank boundary.
- The front of the site opens out onto the adjacent highway and there is a large area of hardstanding forming an 'in and out' driveway with a grass section in between.
- The existing dwelling incorporates a large catslide roof with a gable feature and 3 small front roof dormers.
- The surrounding area is characterised by large detached dwellings of various architectural styles set on large plots.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received from No.18 Forest Ridge which can be summarised as follows:

- proposal will diminish natural light into bathroom
- less than 2m gap to boundary wall.

### **Comments from Consultees**

The Council's Drainage Officer has recommended a condition regarding foul water drainage. There is no public surface water sewer near to the site so surface water will have to be drained to soakaways. A condition has been recommended regarding surface water.

The Council's Highways Development Engineers have stated that Forest Ridge is a private road, the access and parking arrangements appear satisfactory and they have no further comments.

The Advisory Panel for Conservation Areas have commented on the excessive bulk and form contrary to the openness of Keston Park, the reason for its designation. The current proposal would not preserve or enhance the conservation area and is therefore not sustainable development.

The Council's Waste advisors have stated that refuse and recycling should be left edge of curb.

Thames Water have advised that 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 water infrastructure Thames Water would not have any objection to the above planning application.

### **Planning Considerations**

The site forms part of the Keston Park conservation area where the Council will expect all proposals for new development to conform with the highly dispersed and wooded character of the conservation area, and with the approach taken by surrounding dwellings, especially in regard to the scale and height of construction, location with a plot (where material), design and materials used. It is hoped that all improvement works will take account of the character of original buildings and alter them as little as possible.

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

- BE1 Design of New Development
- BE11 Conservation Areas
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- T18 Road safety

SPG1 General Design Principles  
SPG2 Residential Design Guidance

The Supplementary Planning Guidance (SPG) for the Keston Park Conservation Area should also be taken into consideration.

No significant trees would be affected by the proposal.

### **Planning History**

99/01076 - single storey side extension for carport – PERMITTED

### **Conclusions**

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

With regard to siting, the proposed dwelling would have a similar front building line position to the existing house but would be stepped back on the eastern side. Overall, the proposed building would extend no closer to the side boundaries of the site than the existing dwelling: to the eastern boundary of the site it would be extended at two storey level to around 2.2m from the boundary, whereas currently there is a single storey element sited around 1.2m from the boundary.

With regard to scale and design, the proposed dwelling would be greater in height than the existing building with a maximum height of 9m compared to the approximate 7.8m existing ridge height. To the eastern side, adjacent to No.18, the proposed ridge height would be stepped down to approximately 8.2m.

Whilst this would appear somewhat more bulky than the existing house, the building would incorporate a pitched and sympathetic roof design and the various ridge heights and stepped building line would add appropriate visual interest. Furthermore, as the building would generally extend no closer to the side boundaries of the site than existing, on balance, it is considered that the existing spatial standards, openness and level of visual amenity of the conservation area would be retained.

The construction of houses by individual architects on individual plots has resulted in a great diversity of materials and construction methods being employed in Keston Park and in this instance, the proposed materials and method of construction would complement other development in the area. On the whole it is therefore considered that the proposal would respect and complement the layout, scale, form and materials of existing buildings and spaces and, subject to the submission of a detailed landscape proposal, would provide an attractive setting for the development whilst reducing the visibility of the proposed dwelling from neighbouring properties.

With regard to the relationship of the proposed dwelling to adjacent properties, the proposed rear building line would be positioned around 6m further back than the

existing building nearest to the flank boundaries of the site, with a more significant rearward projection towards the centre of the house. No.18 currently has a more prominent rearward projection than the existing building and the proposal would only project around 2.8m beyond the rear of this neighbouring building. There is a first floor flank window at No.18 facing the application site and concerns have been raised from the occupier of this property over loss of light to their bathroom. However, given the 4m (approx.) separation between the buildings, it is unlikely that there would be a significant loss of light. Furthermore, as the window is obscure glazed no undue loss of outlook would occur.

The proposed dwelling would project approximately 5.4m behind the rear building line of No.14. There would be approximately 7m separation between the rear of No.14 and the proposed dwelling and, given the orientation of the buildings which would be angled away from each other towards the rear, the proposal is unlikely to have a significant detrimental impact on the outlook or amenities of the occupiers of No.14. There is a proposed first floor window facing this site which is indicated on the drawings as serving an en-suite bathroom. Provided this is obscure glazed there would be no significant overlooking into the adjacent site.

The proposal is considered acceptable from the highways aspect in that no undue harm to road safety would occur.

Having had regard to the above, it was considered that the siting, size and design of the proposed replacement dwelling is acceptable in that it would not result in a significant loss of amenity to local residents and the character and appearance of the Keston Park conservation area would be preserved.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00897, excluding exempt information.

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs                           |
|   | ACA01R | A01 Reason 3 years   |
| 2 | ACA04  | Landscaping Scheme - full app no details                           |
|   | ACA04R | Reason A04   |
| 3 | ACC04  | Matching materials   |
|   | ACC04R | Reason C04   |
| 4 | ACD02  | Surface water drainage - no det. submitt                           |
|   | ADD02R | Reason D02   |
| 5 | ACD04  | Foul water drainage - no details submitt                           |
|   | ADD04R | Reason D04   |
| 6 | ACI12  | Obscure glazing (1 insert) in the first floor south-west elevation |
|   | ACI12R | I12 reason (1 insert) BE1  |
| 7 | ACI17  | No additional windows (2 inserts) flank dwelling                   |
|   | ACI17R | I17 reason (1 insert) BE1  |
| 8 | ACK01  | Compliance with submitted plan                                     |

**Reason:** In order to comply with Policies BE1, BE11 and H7 of the Unitary Development Plan and in the interest of the appearance of the building and the visual and residential amenities of the Keston Park conservation 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
- BE11 Conservation Areas
- H7 Housing Density and Design
- H9 Side Space
- NE7 Development and Trees
- 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) the neighbours concerns raised during the consultation process
- (h) the preservation or enhancement of the conservation area

INFORMATIVE(S)

- 1 RDI06 Notify Building Control re. Demolition
- 2 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. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 3 In order to check that the proposed storm water system meets our requirements, the Council requires that the following information be provided:
  - a clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways

- where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
- calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

4 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

5 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk).

6 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 Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

7 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

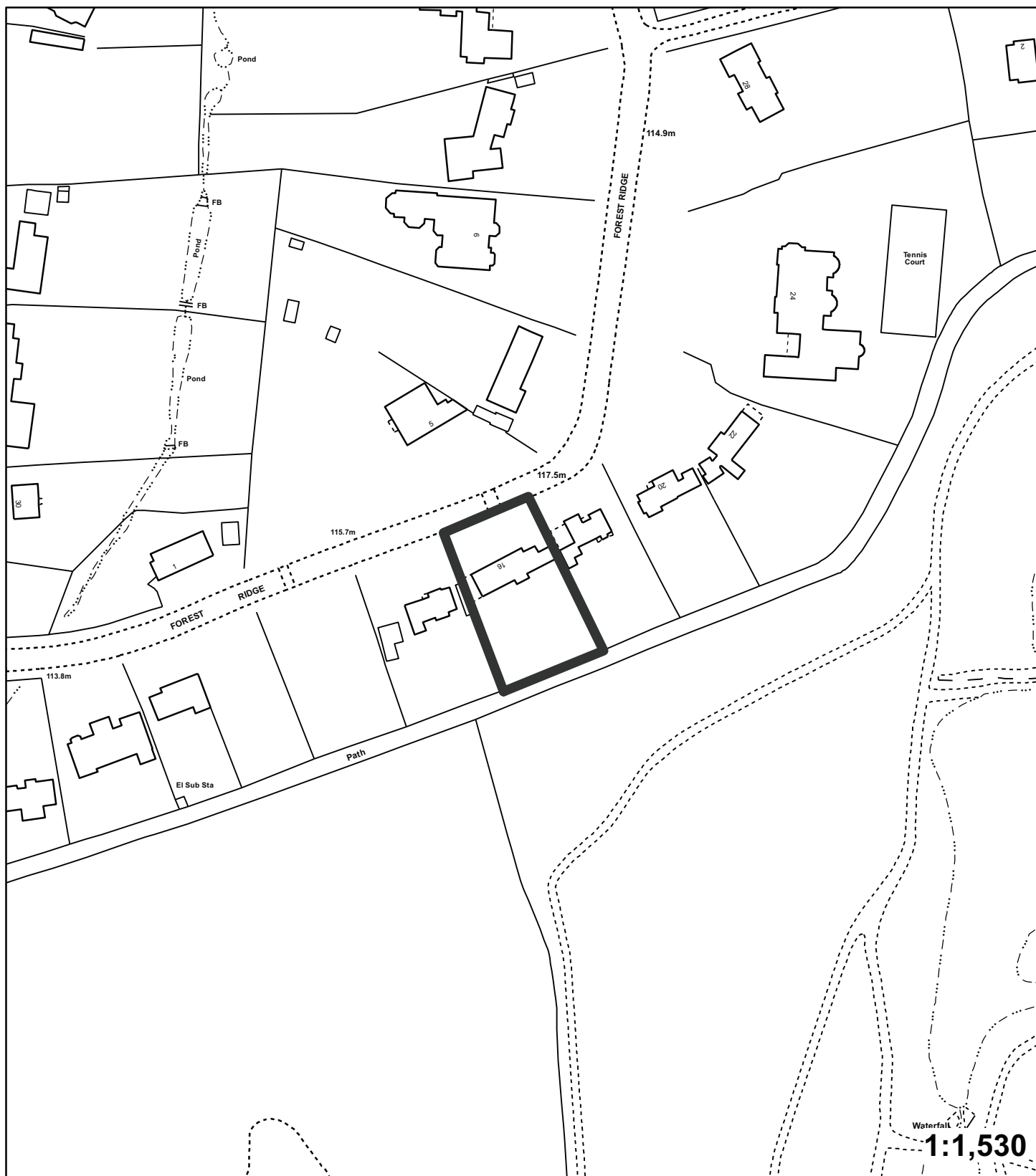
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop

notice to prohibit further development on the site and/or take action to recover the debt.

**Application:**12/00897/FULL1

**Address:** 16 Forest Ridge Keston BR2 6EQ

**Proposal:** Demolition of existing dwelling and replacement two storey 5/6 bedroom dwelling with accommodation in roof space and integral double garage





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

**Application No :** 12/01034/FULL6

**Ward:**  
Hayes And Coney Hall

**Address :** 8 Dartmouth Road Hayes Bromley BR2  
7NE

**OS Grid Ref:** E: 540240 N: 166900

**Applicant :** Mr Maxwell Fox

**Objections :** NO

### **Description of Development:**

Roof alterations and first floor side and single storey rear extensions

Key designations:

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

### **Proposal**

Planning permission is sought for roof alterations and first floor side and single storey rear extensions.

The property at present has a single storey garage at the front which retains a 0.92m side space to the boundary with No.6 Dartmouth Road.

### **Location**

The application property is a two storey semi-detached house with front garden providing off street parking and a garden at the rear. The property is located to the western side of the road.

### **Comments from Local Residents**

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

### **Comments from Consultees**

No internal or external consultations have been made regarding this application.

## **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

## **Planning History**

Planning permission was granted in 2006 for a similar proposal for a first floor side/rear extension under ref. 06/00903. Since the grant of this permission, the adjoining semi-detached property had permission for a two storey side/rear extension under ref. 08/01678 which has been implemented.

## **Conclusions**

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

The principle of extending the property above the existing garage has already been established through the granting of planning permission under ref. 06/00903. The proposed first floor extension would be constructed above an existing single storey garage at the front of the property. The side space would remain unchanged, with the existing and proposed two storey element retaining a 0.92m separation to the boundary to No. 6. Although this is slightly less than the minimum 1m side space normally required for two storey developments, given that the proposed extension is not projecting beyond the existing side wall of the host dwelling the extension Members will consider that the proposal is acceptable to comply with Policy H9.

The design of the first floor extension is in-keeping with the host dwelling and there are other similar examples of first floor extensions in the immediate area (including both immediate neighbours). It is not considered that the proposed side extension would have a detrimental effect upon the amenities of No.6.

With regards to the proposed single storey rear extension, the extension is modest in size and sited at a reasonable distance from both adjoining properties. The extension would not be visible from the streetscene and is unlikely to be detrimental to the residential amenities of local residents.

Background papers referred to during production of this report comprise all correspondence on file ref.12/01034, 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 | ACK01  | Compliance with submitted plan           |

**Reason:** In the interest of the visual and 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
- H8 Residential Extensions
- H9 Side Space

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

and having regard to all other matters raised.

**Application:**12/01034/FULL6

**Address:** 8 Dartmouth Road Hayes Bromley BR2 7NE

**Proposal:** Roof alterations and first floor side and single storey rear extensions



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

**Application No :** 12/01068/FULL6

**Ward:**  
Bickley

**Address :** Shadycombe Chislehurst Road  
Chislehurst BR7 5LE

**OS Grid Ref:** E: 542835 N: 169674

**Applicant :** Mrs L Buchanan

**Objections :** YES

### **Description of Development:**

Part one/two storey front/side extension including cat-slide roof with side dormers and raised terrace, balustrade and steps to rear and side

Key designations:

Area of Special Residential Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads

### **Proposal**

- It is proposed to add a part one/two storey side extension to the western side of this dwelling adjacent to Tudor Close
- It would project 4m to the side, and would leave a 3m gap to the side boundary
- The first floor element would take the form of side dormer extensions set within a catslide roof
- A raised terrace would be provided to the rear (which has been partially built) which would project a maximum 1.85m to the rear, and would have steps leading down into the garden
- Low level steps would also be provided to the side access door in the proposed side extension.

### **Location**

Shadycombe is a large detached property located on the corner of Chislehurst Road and Tudor Close, and currently occupies a site of approximately 0.28ha. It lies within Bickley Area of Special Residential Character, and fronts Chislehurst Road which is a local distributor road.

## **Comments from Local Residents**

Letters of objection have been received from the occupier of No.2 Tudor Close whose main points of concern are summarised as follows:

- overlarge extension
- insufficient separation to the side boundary
- loss of privacy and outlook to neighbouring properties
- out of character with the surrounding area.

A letter of support has also been received from the occupier of Foxdene, Tudor Close.

## **Planning Considerations**

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

H8 Residential Extensions  
H9 Side Space  
H10 Areas of Special Residential Character  
BE1 Design of New Development  
NE7 Development and Trees

No significant trees would be directly affected by the proposals.

## **Planning History**

Permission was recently refused under ref. 11/03858 for the erection of a detached dwelling on the eastern part of the site adjacent to Milhurst on grounds relating to the unsatisfactory subdivision of the plot, and the harmful impact on the character and visual amenities of Bickley ASRC.

## **Conclusions**

The main issues in this case are the impact of the proposals on the character and appearance of Bickley Area of Special Residential Character, and on the amenities of nearby residents.

The site is located within Bickley Area of Special Residential Character, and its character is described in the UDP as "...essentially that of spacious inter-war residential development, with large houses in substantial plots...". Any new development should therefore respect this character.

The proposed extension would maintain an adequate separation to the side boundary with Tudor Close (3m at ground floor level, increasing to 4.2m at first floor level), and has been designed to match the existing dwelling. The catslide roof design gives a subservient appearance to the extension, and the proposals are not, therefore, considered to have a detrimental impact on the character or spatial standards of Bickley ASRC.

With regard to the impact on neighbouring properties, the extension would be situated approximately 23m away from the front elevations of Nos.1 and 2 Tudor Close, and would not directly impact on the amenities of nearby residents. The rear terrace would project 1.85m to the rear, and would not cause any undue overlooking of neighbouring properties.

The rear wall of the proposed side extension would be close to 2 conifers, but these trees would not be considered worthy of special protection.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03858 and 12/01068, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |    |              |
|---|--------|--|----|--------------|
| 1 | ACA01  | Commencement of development within 3 yrs |    |              |
|   | ACA01R | A01 Reason 3 years                       |    |              |
| 2 | ACC01  | Satisfactory materials (ext'nl surfaces) |    |              |
|   | ACC01R | Reason C01                               |    |              |
| 3 | ACI10  | Side space (1 insert)                    | 3m | ground floor |
|   | ACI10R | Reason I10                               |    |              |

### **Reasons for permission:**

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

- H8 Residential Extensions
- H9 Side Space
- H10 Areas of Special Residential Character
- BE1 Design of New Development
- NE7 Development and Trees

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

- (a) the visual impact on the Area of Special Residential Character
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the impact on significant trees on the site

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

### **INFORMATIVE(S)**

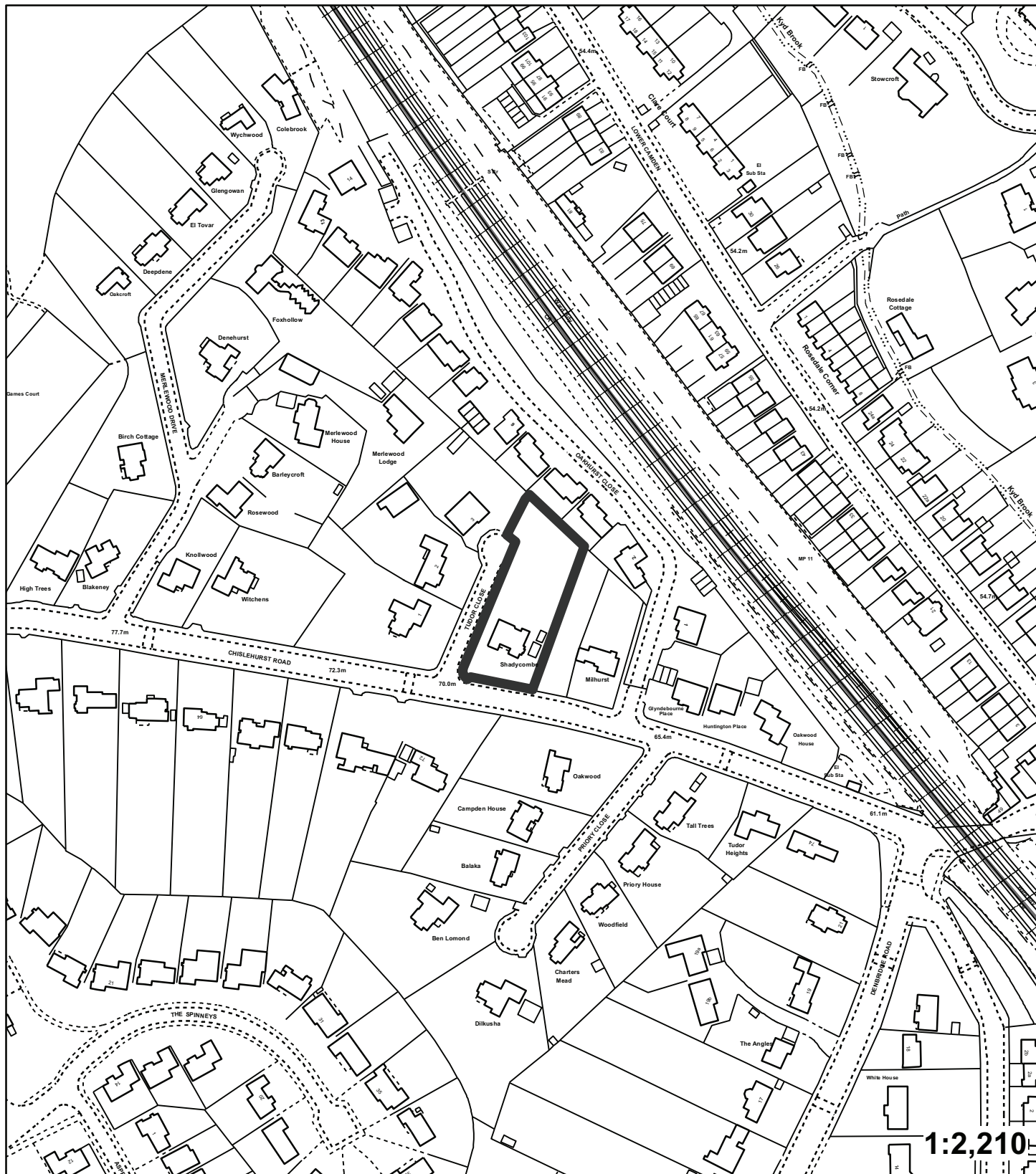
- |   |       |                         |
|---|-------|-------------------------|
| 1 | RDI09 | Side Space (Extensions) |
|---|-------|-------------------------|



**Application:**12/01068/FULL6

**Address:** Shadycombe Chislehurst Road Chislehurst BR7 5LE

**Proposal:** Part one/two storey front/side extension including cat-slide roof with side dormers and raised terrace, balustrade and steps to rear and side





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

**Application No :** 12/01129/FULL1

**Ward:**  
**Crystal Palace**

**Address :** Anerley School For Boys Versailles  
Road Penge London SE20 8AX

**OS Grid Ref:** E: 534178 N: 169925

**Applicant :** Taylor Wimpey UK Ltd

**Objections :** YES

### **Description of Development:**

Conversion of roof approved under application ref 09/02881 to provide eight additional flats (2 x 1 bed, 4 x 2 bed and 2 x 3 bed) together with increase in heights of access cores at west and east ends of approved building.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Metropolitan Open Land

### **Proposal**

The application proposes to convert the roof space of one of the approved blocks of flats indicated as Block D on the submitted site plan. The proposal would provide eight additional flats (2 x 1 bed, 4 x 2 bed and 2 x 3 bed) and also includes an increase in the heights of access cores at the west and east ends of the approved building.

Block D forms part of the wider residential redevelopment of the former Anerley School for Boys which was approved in two phases. The first phase consisted of Blocks A, B and C and has been completed and is now occupied. Phase 2 consists of Blocks D and E and comprises of 88 units, work is underway on site for the construction of Blocks D and E. Block D has planning approval for 56 flats.

The proposed development would not alter the ridge line of the approved building but would necessitate the slight raising of the lift and stair cores at either end of the building. These alterations would enable the access to the floor space, with a central corridor together with a small narrow infill between the hipped roof ends and the raised core. A combination of dormers and rooflights are proposed together with private terraces for each of the flats to provide light and aspect to the new flats in a similar manner to those on the existing flats located within Block A.

During the course of the application the applicant submitted additional information to clarify the current parking provision within the site.

### **Location**

The application site is located within the residential redevelopment of the former Anerley Boys School in Versailles Road. Block D is located broadly west-east across the phase two site and comprises of a four storey building with a pitched roof over a basement car park.

Versailles Road and Madeline Road form a loop running south from Anerley Road, Versailles Road comprises substantial semi-detached Victorian dwellings, some of which are converted into flats, whilst Madeline Road is more mixed in appearance with generally smaller and more modern dwellings.

A railway line runs north-south to west of site, with predominantly Victorian houses beyond in Croydon Borough. Orchard Lodge remand centre comprising buildings up to four storeys in height is to east of site. The site is located within Metropolitan Open Land (MOL) and has a Public Transport Accessibility Rating of 4.

### **Comments from Local Residents**

- The lack of parking provision for these flats is only going to make the situation worse. Madeline Road and Versailles Road are already extremely congested with parked vehicles.
- The development already dominates the area with the existing buildings being substantially larger than the school

### **Comments from Consultees**

The adjoining authority, London Borough of Croydon raises no objections to the proposal.

From a drainage perspective, no technical objections are raised.

In terms of environmental health issues, an informative is suggested to ensure compliance with the control of pollution. The glazing and insulation specifications should be the same as those used in the existing approved development to ensure adequate protection from noise.

From a highways planning perspective, given the addition of provisional parking bays within the development and the overall parking on the site, 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

- G2 Metropolitan Open Land
- H1 Housing Supply
- H7 Housing Density and Design
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2

London Plan

- 3.3 Increasing Housing Supply,
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

National Planning Policy Framework 2012.

### **Planning History**

Under planning application ref. 06/02436, outline planning permission was granted at appeal for a four storey block with accommodation in roof (Block A), four storey block with basement car park for 25 cars (and bicycle parking) (Block B) and three storey block with accommodation in roof (Block C) comprising 129 flats (48 studio/58 one bedroom/4 two bedroom/11 three bedroom and 8 four bedroom flats) and 70 surface car parking spaces. Widening of the 2 existing vehicular accesses and formation of pedestrian access.

Under planning application ref. 07/04649, details of the design and external appearance of blocks A, B and C pursuant to outline permission 06/02433 were approved.

Under planning application ref. 08/01690, outline permission was granted at appeal for a four storey block with basement car park for 33 cars and bicycle parking (Block D) and four storey block (Block E) comprising 92 flats (32 studio / 28 one bedroom / 13 two bedroom / 19 three bedroom) and 23 surface car parking spaces and formation of vehicular and pedestrian access.

Under planning application ref. 09/02881, details of the appearance, scale and landscaping pursuant to condition 1 of the outline permission reference 08/01690 were approved.

Under planning application ref. 09/02881, permission was granted for a minor material amendment for elevational alterations, changes to the internal layout to the flats and a revised footprint of the basement and access ramp.

## Conclusions

The main issues in this case are whether the current amendments to the approved development 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 harm the character and appearance of the area, the openness of the Metropolitan Open Land and the street scene in general and whether the development would result in increased on street parking detrimental to highway safety.

The proposed building form as a result of the alterations would be of a similar design and appearance to the approved development at Block A which has now been completed. Block A (Isis House) also comprises of a four storey building with accommodation in the roof, although the stair and lift core is central to that building rather than at the ends. The ridge line of the approved building, its overall footprint in terms of site coverage together with the lower floors would not change as a result of the proposals. The separation between Block D and the existing blocks which are now completed would be retained. The proposed development reflects the prevailing form of development surrounding the site and appears to be accommodated satisfactorily within the street scene. In terms of density, the additional flats would result in an increase from 117 dwellings per hectare for the Phase 2 site to 122 dwellings per hectare and this is unlikely to undermine current Policy. The proposal is therefore considered to respect the scale, form and layout of the area, as required by Policy BE1 and would not constitute an overdevelopment of the site.

The eight additional flats proposed are considered to have a reasonably acceptable room layout. Natural light and amenity space is provided, and the flats are compliant with the Minimum Space Standards For New Residential Development contained within Policy 3.5 of The London Plan.

In terms of the amenity of the local residents, the proposal maintains adequate distances between the surrounding properties and appears to have a minimal impact on the immediate neighbours, given the general pattern of development in the area.

With regards to the impact of the proposed development on the Metropolitan Open Land, the application site forms the roof void of an existing approved block of flats which is now under construction within the second phase of a larger development. Therefore the principle of developing the site for residential purposes, with ancillary amenity space was accepted when outline planning permission was granted. The Appeal Inspector stated when granting approval for the redevelopment of this site that it did not 'meet any of the criteria for designation as MOL.' and concluded that the reduction in the openness of the MOL would be very limited. The addition of eight new flats would not result in an increase in the overall footprint of the building and it is therefore considered on balance that the proposed conversion of the roof space would not have any significant detrimental impact to the openness of the MOL. The design of the scheme is considered to optimise the potential of the site to provide additional residential accommodation in accordance with London Plan and Unitary Development Plan Policies.

In terms of car parking, the development is within an accessible location close to Crystal Palace and Anerley stations. Four additional car parking spaces are proposed to be located close to Block D to serve the additional flats. The applicant provided additional information during the course of the application to clarify existing parking levels on site. It is considered therefore on balance that the proposal would not result in any significant harm to the area in terms of on street parking demand or highway and pedestrian safety, compliant to Policies T3, and T18.

The proposal would accord with the objectives of the National Planning Policy Framework which encourage sustainable development.

As part of the original development proposals, the applicants provided a unilateral undertaking to provide 56.7% of the total number of habitable rooms for affordable housing, an education contribution of £91,176 and a health care contribution of £861 per dwelling. The increase in the number of units would result in a further requirement for an educational contribution and this should be subject to an amended unilateral undertaking.

Accordingly, on balance, the proposal when taking into account the above would appear to be acceptable without resulting in unduly harmful detriment to the local residential and visual amenities of the area.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02436, 07/04649, 08/01690, 09/02881/DET, 09/02881/MATAMD and 12/01129, excluding exempt information.

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

and the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC04  | Matching materials                       |
|   | ACC04R | Reason C04                               |

### **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
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of Non Residential Buildings to Residential Use
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area and the impact on existing buildings
- (d) the impact on the openness of the MOL
- (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 safety of pedestrians and motorists on the adjacent highway
- (i) accessibility to buildings
- (j) the housing policies of the development plan
- (k) the urban design policies of the development plan

and having regard to all other matters raised.

### INFORMATIVE(S)

- 1 RDI10 Consult Land Charges/Street Numbering
- 2 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

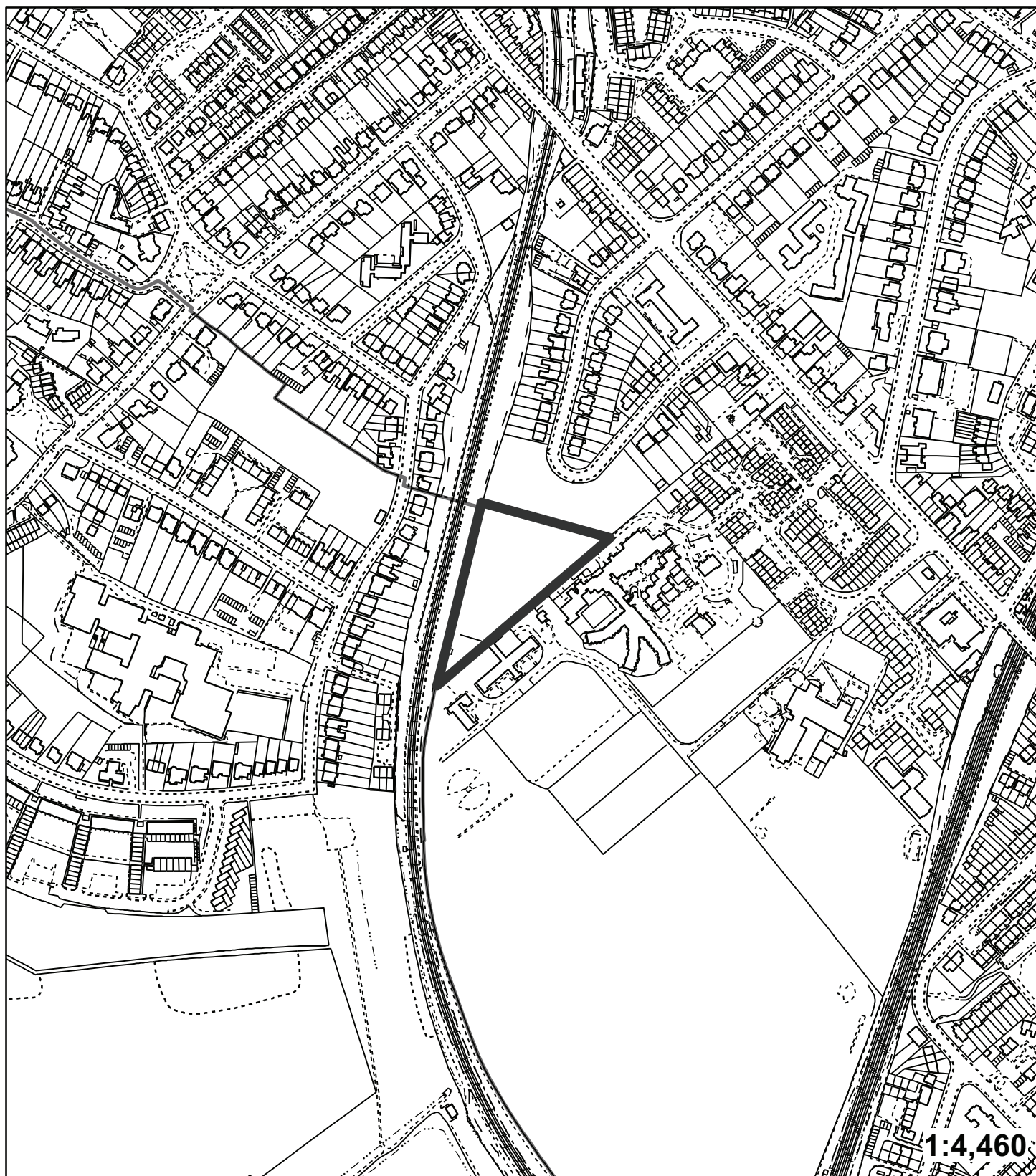
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.



**Application:**12/01129/FULL1

**Address:** Anerley School For Boys Versailles Road Penge London SE20 8AX

**Proposal:** Conversion of roof approved under application ref 09/02881 to provide eight additional flats (2 x 1 bed, 4 x 2 bed and 2 x 3 bed) together with increase in heights of access cores at west and east ends of approved building.



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Report No.  
TPO2457

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:** Plans Sub Committee 4

**Date:** 21<sup>st</sup> June 2012

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

**Title:** **OBJECTIONS TO TREE PRESERVATION ORDER 2457 AT 43  
CHANCERY LANE, BECKENHAM**

**Contact Officer:** Coral Gibson, Principal Tree Officer  
Tel: 020 8313 4516 E-mail: coral.gibson@bromley.gov.uk

**Chief Officer:** Bob McQuillan

**Ward:** Copers Cope

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Reason for report

To consider objections that have been made in respect of the making of a tree preservation order.

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## 1. RECOMMENDATION(S)

The Chief Planner advises that the tree makes an important contribution to the visual amenity of this part of the Chancery Lane conservation area and that the order should be confirmed.

### Corporate Policy

1. Policy Status: Existing Policy
  2. BBB Priority: Quality Environment
- 

### Financial

1. Cost of proposal: No Cost
  2. Ongoing costs: Not Applicable
  3. Budget head/performance centre: Planning Division Budget
  4. Total current budget for this head: £3.3
  5. Source of funding: Existing Revenue Fund
- 

### Staff

1. Number of staff (current and additional): 103.89 ftes
  2. If from existing staff resources, number of staff hours: N/A
- 

### Legal

1. Legal Requirement: Statutory Requirement
  2. Call-in: Not Applicable
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Those affected by the TPO
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: N/A

### **3. COMMENTARY**

3.1 This order was made on 23<sup>rd</sup> December 2011 and relates to 1 maple tree in the back garden of 43 Chancery Lane. Objections have been received from the owner of 41 Chancery Lane and this letter is also on behalf of the tree owner.

3.2. The objector has stated that the tree was planted in 1978 and is a large growing species which is unsuitable for a small garden. It has already reached a height of 30 feet and has not yet reached maturity. She is concerned that that the roots may affect the foundations and structure of the house. The cottages were built in 1769 and should be conserved at all costs which would not be possible if the tree remains. The objector is willing to plant a replacement.

3.3. In response the position of trees within Chancery Lane was clarified. All trees in this area are protected by virtue of their location within the conservation area. This means that if any work to trees is proposed, 6 weeks notice in writing should be given to the Council. The Council can either allow the proposed works or make a Tree Preservation Order. It does not have the power to revise the works, and so the only way of controlling tree works which are not considered appropriate is by making a Tree Preservation Order. In this case the maple tree was considered to make an important contribution to the visual amenities of the conservation area.

3.4. Turning to the possibility of future damage to the property, it was pointed out that the TPO does not prevent tree surgery, but it does mean that the consent of the Council is required for almost any works. If it is demonstrated in the future that property foundations are being damaged, and the only means of solving the problem is by tree surgery or even tree removal, then it would be unusual for the Council to withhold consent. However, the possibility of future damage is not normally sufficient to prevent the confirmation of Tree Preservation Orders. The objector was advised that the Order does not mean that no work can be carried out to the tree in the future, but it requires that the Council's consent be gained prior to removing a tree and prior to carrying out most forms of tree surgery. In assessing applications to remove a tree or carry out tree surgery, the Council takes into account the reasons for the application, set alongside the effect of the proposed work on the health and amenity value of the tree.

### **4. POLICY IMPLICATIONS**

This report is in accordance with Policy NE6 of the Councils adopted Unitary Development Plan.

### **5. FINANCIAL IMPLICATIONS**

None

### **6. LEGAL IMPLICATIONS**

If not confirmed the order will expire on 23<sup>rd</sup> June 2012.

### **7. PERSONNEL IMPLICATIONS**

None

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Report No.  
DRR12/060

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:** Plans Sub Committee 4

**Date:** 21<sup>st</sup> June 2012

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

**Title:** **OBJECTIONS TO TREE PRESERVATION ORDER 2446 AT  
LAKESIDE, BECKENHAM**

**Contact Officer:** Coral Gibson, Principal Tree Officer  
Tel: 020 8313 4516 E-mail: coral.gibson@bromley.gov.uk

**Chief Officer:** Bob McQuillan

**Ward:** Copers Cope

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1. Reason for report

To consider objections that have been made in respect of the making of the TPO.

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2. **RECOMMENDATION(S)**

**The Chief Planner advises that the trees make an important contribution to the visual amenities of this part of Beckenham and that the order should be confirmed.**

### Corporate Policy

1. Policy Status: Existing Policy
  2. BBB Priority: Quality Environment
- 

### Financial

1. Cost of proposal: No Cost
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Planning Division Budget
  4. Total current budget for this head: £3.3
  5. Source of funding: Existing Revenue budget
- 

### Staff

1. Number of staff (current and additional): 103.89ftes
  2. If from existing staff resources, number of staff hours: N/A
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### Legal

1. Legal Requirement: Statutory Requirement
  2. Call-in: Not Applicable
- 

### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Those affected by the TPO
- 

### Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: N/A

### 3. COMMENTARY

- 3.1. This order was made on 17<sup>th</sup> January 2012 and relates to 2 sycamores, a holly, an ash and a beech tree at land between 19-26 and 31 to 39 Lakeside, Kelsey Park Avenue. Objections have been received on behalf of Kelsey Lakeside Management Limited who are responsible for the maintenance of the communal areas at this estate as well as several of the individual residents.
- 3.2. The Board of Kelsey Lakeside Management Limited have commented that they have been managing the gardens and trees of the estate since the 1970s and have historically lopped and trimmed the trees as and when necessary. They have objected to the making of the order as they consider that the trees are for the pleasure of the residents and are not on public display. They consider that they should be able to manage and lop their trees as they see fit.
- 3.3. In response it was pointed out that the making of the preservation order is not a criticism of the Board. A specific request was received for the making of a preservation order to be considered for the trees between numbers 19-26 and 31-39 Lakeside. The trees were considered to be a positive amenity to the locality and it was for this reason that they have been protected. It was also pointed out that the trees at the rear of 1-41 Kelsey Park Avenue have been protected since 1970 by a tree preservation order.
- 3.4. They have been advised that Tree Preservation Orders do not preclude appropriate tree surgery, although they do mean that the consent of the Council is required prior to most tree works being carried out. Trees sometimes require tree surgery, and this does not necessarily prevent Tree Preservation Orders being made for them. Advice about the maintenance of protected trees is currently available from the Council free of charge.
- 3.5. One of the residents has commented that the individual houses are owned freehold by each occupier and that the communal grounds are held on a long lease by all of the house owners and that they are jointly responsible for the maintenance of the grounds. The particular concerns relate to T.4 and 5, an ash and beech. They consider that these are forest type trees and could potentially damage the foundations of numbers 24, 25 and 26, although there are no immediate intentions to fell or lop either tree. They consider it inappropriate for these two trees to be included in the order and that the Kelsey Lakeside Management Ltd should be free to maintain the trees without having to be fettered by a TPO. They have asked that the two trees be omitted from the order.
- 3.6. They have been advised that damage to properties is a serious matter, and if it is demonstrated that damage is occurring as a result of a tree or trees, and the only means of solving the problem is by tree surgery or even tree removal, then it would be unusual for the Council to withhold consent. However, the possibility of future damage is not normally sufficient to prevent the confirmation of Tree Preservation Orders. In respect of applications for tree work, those proposals which do not adversely affect the health or visual amenity value of trees would normally be considered favourably. Applications for minor tree works can be dealt within a couple of weeks, whilst more major works are registered in the same way as planning applications, and usually take about 6-8 weeks for a decision to be reached.
- 3.7. The Management Board have additionally commented that they would need to seek the approval of the Council for pruning of the trees, they questioned the inclusion of 2 sycamore trees and finally expressed concern that tree surgeons fees would be more expensive because they would have to seek the Council's approval.
- 3.8. In response it was stated that sycamores, whilst they are a commonly occurring species can make attractive specimens and a tree would not necessarily be excluded from a preservation order because of its species. In respect of tree surgeons charges, most companies do make a

charge for applying to the Council but this is usually only a nominal amount and may be refunded if consent is given and the company actually carry out the work. Alternatively residents could apply to the Council themselves, there are no fees for applying to Bromley for tree work.

- 3.9. The final comment was that T.2, a sycamore, when in full leaf makes the surrounding houses very dark. This tree is a reasonable distance from the back of the houses and whilst there will be some shading there are other trees covered by the order which contribute to the problem. Some sympathetic pruning, such as the removal of some of the lower branches and thinning of the canopies of the trees will allow light into the gardens.

#### **4. POLICY IMPLICATIONS**

This report is in accordance with Policy NE6 of the Council's adopted Unitary Development Plan

#### **5. FINANCIAL IMPLICATIONS**

None

#### **6. LEGAL IMPLICATIONS**

If not confirmed the order will expire on 17<sup>th</sup> July 2012.

#### **7. PERSONNEL IMPLICATIONS**

None.