



THE LONDON BOROUGH  
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DATE: 30 October 2012

To: Members of the  
**PLANS SUB-COMMITTEE NO. 2**

Councillor Russell Jackson (Chairman)  
Councillor Richard Scoates (Vice-Chairman)  
Councillors Kathy Bance, Lydia Buttinger, Peter Dean, Simon Fawthrop,  
Alexa Michael, Gordon Norrie and Tom Papworth

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on  
**THURSDAY 8 NOVEMBER 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 13 SEPTEMBER 2012**  
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- 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	Crystal Palace Conservation Area	11 - 14	(12/01683/FULL1) - Flat A, 11 Crystal Palace Park Road, Sydenham.
4.2	Bromley Town	15 - 20	(12/01982/FULL2) - 77 Beckenham Lane, Bromley.
4.3	Bromley Town	21 - 28	(12/02179/FULL2) - Unit 3, 21 Waldo Road, Bromley
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4.6	Chelsfield and Pratts Bottom	51 - 56	(12/02499/FULL1) - Hadlow House, 9 High Street, Green St Green.
4.7	Copers Cope Conservation Area	57 - 64	(12/02504/FULL1) - 8 Chancery Lane, Beckenham.

4.8	Plaistow and Sundridge	65 - 66	(12/02655/LBC) - Holy Trinity Convent School, 81 Plaistow Lane, Bromley.
4.9	Bromley Common and Keston	67 - 72	(12/02752/FULL1) - Terrance House, 151 Hastings Road, Bromley.
4.10	Kelsey and Eden Park	73 - 80	(12/02821/FULL1) - Langley Park School for Boys, Hawksbrook Lane, Beckenham.
4.11	Cray Valley West	81 - 84	(12/02839/FULL6) - 222 Chislehurst Road, Orpington.
4.12	Plaistow and Sundridge	85 - 88	(12/02913/FULL2) - Holy Trinity Convent School, 81 Plaistow Lane, Bromley.
4.13	Plaistow and Sundridge	89 - 90	(12/02966/LBC) - Holy Trinity Convent School, 81 Plaistow Lane, Bromley.
4.14	Bickley	91 - 96	(12/03014/FULL6) - 29 Bird In Hand Lane, Bickley.

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

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4.17	Bromley Common and Keston Conservation Area	111 - 118	(12/02379/FULL1) - 21 Forest Drive, Keston.
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4.19	Chislehurst Conservation Area	121 - 128	(12/02620/FULL1) - 10 Cromlix Close, Chislehurst.
4.20	Petts Wood and Knoll	129 - 132	(12/02728/FULL6) - 22 Broxbourne Road, Orpington.
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**SECTION 4** (Applications recommended for refusal or disapproval of details)

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**5 CONTRAVENTIONS AND OTHER ISSUES**

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5.1	Chislehurst	143 - 144	(DRR12/119) 42 Chislehurst Road, Bromley.

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

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## PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 13 September 2012

### Present:

Councillor Richard Scoates (Vice-Chair, in the Chair)  
Councillors Kathy Bance, Peter Dean, Simon Fawthrop,  
Charles Joel, David McBride, Alexa Michael and Gordon Norrie

## 12 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

Apologies for absence were received from Councillors Russell Jackson and Tom Papworth and Councillors Charles Joel and David McBride attended as their substitutes respectively. An apology for absence was also received from Councillor Lydia Buttinger.

## 13 DECLARATIONS OF INTEREST

Councillor Simon Fawthrop declared a personal interest in Items 4.4 and 4.5 and Councillor Charles Joel declared a personal interest in Item 4.16.

## 14 CONFIRMATION OF MINUTES OF MEETING HELD ON 19 JULY 2012

**RESOLVED** that the Minutes of the meeting held on 19 July 2012 be confirmed and signed as a correct record.

## 15 PLANNING APPLICATIONS

### SECTION 1

(Applications submitted by the London Borough of Bromley)

### **NO REPORTS**

### SECTION 2

(Applications meriting special consideration)

#### 15.1 CHELSFIELD AND PRATTS BOTTOM

**(11/03536/FULL1) - 52 High Street, Green Street Green.**

Description of application - Two storey side and part one/two storey rear extensions with accommodation in roof space to create 3 x one bedroom flats, landscaping, bin storage and cycle store.

Oral representations in support of the application were received at the meeting. It was reported that the application had been amended by documents received on 24 July, 4 September and 13 September

2012.

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

1. The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standards and is therefore contrary to Policy T3 of the Unitary Development Plan.
2. The proposal would constitute an overdevelopment of the site by reason of the lack of amenity space available to future occupiers, therefore contrary to Policies BE1 and H7 of the Unitary Development Plan.

(Councillor Peter Dean wished his vote for permission to be recorded.)

## 15.2 CRAY VALLEY EAST

### **(11/04004/FULL1) - Bournewood Sand and Gravel, Swanley By Pass, Swanley.**

Description of application – Change of use of part of existing quarry to allow for the pre-treatment of material prior to infilling by sorting/crushing to recycle any material that can be used to provide recycled aggregates for sale and the provision of associated storage bays.

Comments from Ward Member, Cllr Roxy Fawthrop, in objection to the application were reported.

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

## 15.3 CRAY VALLEY EAST

### **(12/00304/FULL1) - 76 High Street, Orpington.**

Description of application - Three/ four storey block comprising 50 sheltered flats for the elderly including communal facilities, refuse/ recycling storage and bicycle/ electric buggy parking, with 16 car parking spaces.

Oral representations in support of the application were received at the meeting. Comments from Ward Member, Cllr Roxy Fawthrop, in objection to the application were reported.

This planning application had been considered by Plans Sub-Committee 4 on 16 August 2012 and deferred specifically to seek an increase in the number of car parking spaces on the site. Councillor David McBride said he had been a Ward Member for fourteen years and during that time there had been

severe parking problems in High Street, Orpington, and that as the Applicant had been unable to increase the car parking spaces from the original application, that this site could not accommodate the proposed development.

Councillor Simon Fawthrop proposed the decision to contest the appeal, having taken into account his and other Members local knowledge including petitions from local residents, in relation to problem parking in that area. This application had previously been deferred by Plans Sub-Committee 4, and in so doing, had been reasonable and given the applicant an opportunity to provide more car parking spaces without incurring additional costs.

Members having considered the report, objections and representations, **RESOLVED to CONTEST THE APPEAL AGAINST THE NON-DETERMINATION** of this planning application on the following grounds:-

1. The proposal would constitute an overdevelopment of the site, by reason of the inadequate off-street car parking provided, contrary to Policy T3 of the Unitary Development Plan.
2. In the absence of a completed S106 legal agreement, the proposal does not meet the requirements of Policy IMP1 of the Council's Unitary Development Plan in respect of planning obligations for affordable housing and health provision and as such the proposed development is unacceptable.

(Councillor Peter Dean wished his vote for permission to be recorded.)

#### **15.4 PETTS WOOD AND KNOLL CONSERVATION AREA**

##### **(12/00661/FULL1) - 102 High Street, Orpington.**

Description of application - Demolition of extensions to the rear of Nos.102 and 104 High Street, erection of part two/three storey rear extension and conversion of first and second floors into 9 one bedroom flats and 2 Class B1 office units.

Comments from Highways Division were reported. Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED**, for the following reasons:-

1. The proposal would constitute an overdevelopment of the site, by reason of the absence of on-site car parking, contrary to Policy T3 of the Unitary Development Plan.
2. The proposal would constitute an overdevelopment

of the site by reason of the lack of amenity space available to future occupiers, therefore contrary to Policies BE1 and H7 of the Unitary Development Plan.

**15.5  
PETTS WOOD AND KNOLL  
CONSERVATION AREA**

**(12/00662/CAC) - 102 High Street, Orpington.**

Description of application - Demolition of extensions to the rear of Nos 102 & 104 High Street.  
CONSERVATION AREA CONSENT.

Comments from Highways Division were reported. Members having considered the report and objections, **RESOLVED** that **PERMISSION BE REFUSED**, for the following reason:-

1. In the absence of an appropriate replacement building, the proposed demolition of the existing buildings would be premature and harmful to the character and appearance of the Orpington Priory Conservation Area, contrary to Policy BE12 of the Unitary Development Plan.

**15.6  
DARWIN**

**(12/01054/FULL1) - Land between 11 and 12 Curchin Close, Biggin Hill.**

Description of application – Detached car port at rear  
RETROSPECTIVE APPLICATION.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED**, for the following reasons:-

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan  
BE1 Design of New Development

The development is considered to be satisfactory in relation to the following:  
the appearance of the development in the street scene;  
the character of the development in the surrounding areas;  
the impact on the amenities of the occupiers of adjacent and nearby properties;  
and having regard to all other matters raised.

**15.7  
SHORTLAND  
CONSERVATION AREA**

**(12/01308/FULL6) - 18 Whitecroft Way, Beckenham.**

Description of application – Demolition of detached garage and erection of part one/two storey side and rear extension.

Oral representations 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, for the reasons and subject to the conditions set out in the report of the Chief Planner.

**15.8  
BROMLEY TOWN**

**(12/01705/RECON) - Land adjacent to 27 Gwydyr Road, Bromley.**

Description of application – Removal of condition 5 of permission 11/00407, for detached house, which requires that no resident of the development shall obtain a residents parking permit within any controlled parking zone which may be in force in the vicinity of the site at anytime.

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

(Councillor Simon Fawthrop wished his vote for permission to be recorded.)

**15.9  
FARNBOROUGH AND  
CROFTON**

**(12/01767/FULL6) - 22 Grasmere Gardens, Orpington.**

Description of application - Part one/two storey side/rear extension.

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

Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED**, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner.

**15.10  
FARNBOROUGH AND  
CROFTON**

**(12/02052/FULL6) - 22 Reed Avenue, Orpington.**

Description of application – Two storey rear extension and raised patio, with balustrade and steps to rear and front canopy.

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

**15.11**  
**COPERS COPE**  
**CONSERVATION AREA**

**(12/02092/FULL2) - 30 High Street, Beckenham.**

Description of application - Change of use of first, second and third floors from office (Class B1) to 14 bedroom tourist accommodation on a commercial fee-paying basis (Class C1).

Oral representations 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, for the reasons and subject to the conditions set out in the report of the Chief Planner with the deletion of condition 2 and a replacement condition 2 to read:-  
“2. Details of the internal layout of the building shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced.

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

**SECTION 3**

(Applications recommended for permission, approval or consent)

**15.12**  
**COPERS COPE**

**(12/01252/FULL1) - 80 High Street, Beckenham.**

Description of application - Installation of 4 rooflight windows within the rear hall and change of use of first floor of no.80 to Class C1 and partial change of use of cafe at no.82 to mixed use within Classes A3 and C1 to provide Bed and Breakfast accommodation.

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

Members having considered the report and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner with an informative to read:-  
“INFORMATIVE: 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, paragraph 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, paragraph 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)."

**15.13  
PETTS WOOD AND KNOLL**

**(12/01455/FULL6) - 44 Towncourt Crescent, Petts Wood.**

Description of application – Part one/two storey front/side and rear extension.

Oral representations in objection to and in support of the application were received at the meeting. Members having considered the report, objections and representations, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions set out in the report of the Chief Planner.

**15.14  
BROMLEY COMMON AND  
KESTON**

**(12/01731/FULL1) - Ravens Wood School, Oakley Road, Bromley.**

Description of application – Removal of 4 temporary classroom buildings and erection of two storey dance/drama studio, IT and classroom block.

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

**15.15  
BROMLEY TOWN**

**(12/01840/FULL1) - The Ravensbourne School, Hayes Lane, Bromley.**

Description of application - First floor extension to sports hall (over existing changing rooms) to provide 2 classrooms.

Members having considered the report and objections, **RESOLVED THAT PERMISSION BE GRANTED** as recommended, for the reasons and subject to the conditions and informative set out in the report of the Chief Planner with an additional informative to read:-

“INFORMATIVE 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, paragraph 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, paragraph 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).”

**15.16  
PETTS WOOD AND KNOLL**

**(12/01878/FULL6) - 44 Manor Way, Petts Wood.**

Description of application - Single storey front/side and rear extensions.

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, for the reasons and subject to the conditions set out in the report of the Chief Planner.

**15.17  
CHISLEHURST  
CONSERVATION AREA**

**(12/01893/FULL1) - 46 Camden Park Road, Chislehurst.**

Description of application - Demolition of existing dwelling and erection of two storey 5 bedroom dwellinghouse with basement and accommodation in roofspace, integral double garage and associated landscaping.

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

**15.18  
CHISLEHURST  
CONSERVATION AREA**

**(12/01894/CAC) - 46 Camden Park Road,  
Chislehurst.**

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

Members having considered the report, and objections, **RESOLVED THAT CONSERVATION AREA CONSENT BE GRANTED** as recommended, subject to the condition set out in the report of the Chief Planner.

**15.19  
SHORTLANDS  
CONSERVATION AREA**

**(12/02120/FULL1) - 49 Shortlands Road,  
Shortlands.**

Description of application - Conversion of the property into 4 self-contained two bedroom flats together with the installation of front lightwells, elevational alterations and the provision of 4 car parking spaces & refuse storage.

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

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

**16 CONTRAVENTIONS AND OTHER ISSUES**

**16.1  
PETTS WOOD AND KNOLL**

**(DRR/12/108) 59 Mayfield Avenue, Petts Wood.**

Comments from a neighbour in support of further action were reported.

Members having considered the report and objections, **RESOLVED** that the matter **BE DEFERRED** without prejudice to any future consideration, until the completion of the development.

The Meeting ended at 8.45 pm

Chairman

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## SECTION '2' – Applications meriting special consideration

**Application No :** 12/01683/FULL1

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

**Address :** Flat A 11 Crystal Palace Park Road  
Sydenham London SE26 6EG

**OS Grid Ref:** E: 534853 N: 170753

**Applicant :** Mrs Kathryn Johnson

**Objections :** NO

### **Description of Development:**

Replacement windows

Key designations:

Conservation Area: Crystal Palace Park  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Locally Listed Building  
London Distributor Roads

### **Proposal**

Planning permission is sought for the replacement of the existing timber framed, single glazed windows, with uPVC double glazed units.

### **Location**

The application property is a ground floor flat within a locally listed three/four storey building, which is located on the western side of Crystal Palace Park Road and falls within the Crystal Palace Park Conservation Area. The property forms part of a group of similar locally listed dwellings in this part of Crystal Palace Park Road.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application. At the time of writing no responses had been received.

### **Comments from Consultees**

The Advisory Panel for Conservation Areas (APCA) did not inspect the application.

### **Planning Considerations**

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

Unitary Development Plan:

BE1 Design of New Development  
BE10 Locally Listed Buildings  
BE11 Conservation Areas

The London Plan:

## 7.8 Heritage Assets and Archaeology

The National Planning Policy Framework (NPPF) is also of relevance.

From the conservation perspective, it is advised that UPVC is considered to be inappropriate for use in historic buildings and that replacement frames should be of traditional timber construction. It is advised that the proposal is, in its present form, inappropriate to the historic context and contrary to Policies BE10 and BE11.

### **Planning History**

There is no recent planning history of relevance at the site.

Members should be aware that planning permission was granted retrospectively for replacement UPVC windows at Flat A, 15 Crystal Palace Park Road under ref. 10/00483. This property is also Locally Listed and falls within the Crystal Palace Park Road Conservation Area.

Members may also wish to note that other properties in the vicinity of the site forming part of this group of Locally Listed buildings feature UPVC windows, which do not appear to have the benefit of planning permission.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Conservation Area, the appearance and special local interest of the building. As the windows will replace existing windows (with no new openings proposed) it is not considered that a detrimental impact to neighbouring residential properties would arise.

In view of the fact that the host building is Locally Listed and within a Conservation Area, the use of UPVC windows would generally be considered inappropriate and out of character with the historic and local interest of the building. However, planning permission was granted in 2010 for replacement UPVC windows to a ground floor flat in an adjacent Locally Listed building, and there are other examples of UPVC windows within the group of buildings (which do not appear to have the benefit of planning permission).

Members will therefore need to consider whether the impact of UPVC windows particularly in terms of the impact on the Conservation Area and Locally Listed building, is significant enough to warrant the application being refused.



Background papers referred to during production of this report comprise all correspondence on files refs. 12/01683 and 10/00483, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

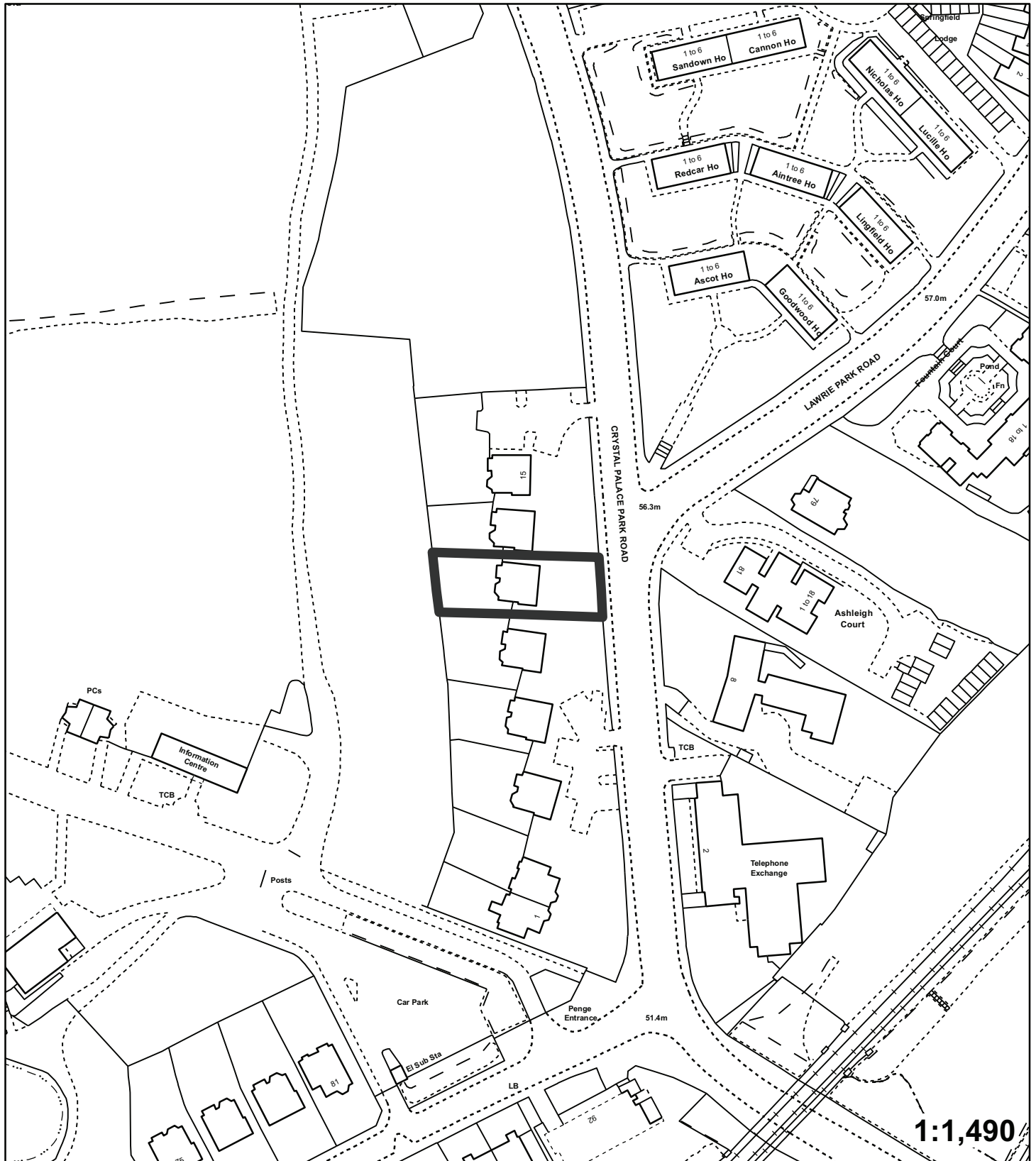
The reasons for refusal are:

- 1 The proposed replacement windows would result in alterations of an untraditional appearance detrimental to the historic and architectural integrity of the locally listed building, and would be visually unsatisfactory when seen from neighbouring properties, and harmful to the character and appearance of the Crystal Palace Park Conservation Area thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan.

**Application:**12/01683/FULL1

**Address:** Flat A 11 Crystal Palace Park Road Sydenham London SE26 6EG

**Proposal:** Replacement windows



## SECTION '2' – Applications meriting special consideration

**Application No :** 12/01982/FULL2

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

**Address :** 77 Beckenham Lane Bromley BR2 0DN

**OS Grid Ref:** E: 539469 N: 169381

**Applicant :** Mr Raymond Moran

**Objections :** NO

### **Description of Development:**

Change of use of ground floor from Dental Laboratory (Class B1) to dental surgery (Class D1) and change of use of first floor from 2 bedroom flat (class C3) to dental laboratory (class D1) and elevational alterations.

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  
Local Distributor Roads  
Ravensbourne FZ2

### **Proposal**

This proposal is for the change of use of ground floor from Dental Laboratory (Class B1) to dental surgery (Class D1) and change of use of first floor from 2 bedroom flat (class C3) to dental laboratory (class D1) and elevational alterations.

### **Location**

The application site is located to the south of Beckenham Lane within a local neighbourhood parade of shops. The site is currently comprised of a two storey mid-terrace property with dental laboratory on the ground floor and two bedroom flat on the first floor, which at the time of visiting the property on 13th September 2012 was vacant. The application site is also located within a Flood Zone 2 and 3.

### **Comments from Local Residents**

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

## **Comments from Consultees**

The Highways Division state the site is situated on the southern side of Beckenham Road; Beckenham Road (A222) is a London Distributor Road. The development is located within Bromley Town Centre (Southern Zone) of Controlled Parking Zone, with waiting restrictions (No Waiting Mon- Sat, 8:00am to 6:30pm) immediately outside the premises. Also the site is in an area with moderate PTAL rate of 3 (on a scale of 1 - 6, where 6 is the most accessible). Up to 2 car parking spaces can be accommodated on site. Therefore, on balance no objections are raised to the proposal.

The Highways Drainage Division were consulted and state the site is within the flood plain of the River Ravensbourne or one of its tributaries, therefore, this application must be referred to the Environment Agency Thames Region. The site is within the area in which the Environment Agency Thames Water restrictions on the rate of discharge of surface water from new developments into the River Ravensbourne or its tributaries.

No comments were received from the Environment Agency.

Thames Water raised no objection to the proposal in terms of sewerage or water infrastructure.

## **Planning Considerations**

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

- BE1 Design of New Development
- BE2 Mixed Use Development
- C1 Community Facilities
- C4 Health Facilities
- H1 Housing Supply
- H7 Housing Density and Design
- S5 Local Neighbourhood Centres, Parades and Individual Shops
- S10 Non-Retail Uses in Shopping Area
- S11 Residential Accommodation
- T3 Parking
- T18 Road Safety

The London Plan and National Planning Policy Framework are also key considerations in the determination of this application.

## **Planning History**

There is a substantial planning history at the site, the most recent of which is outlined below:

In 1995 under planning ref. 95/02192, permission was refused for the change of use of ground floor from bank (Class A2) to restaurant (Class C3) excluding take-away. The ground of refusal was as follows:

“The proposal by reason of cooking odours and general noise and disturbance will result in an unacceptable impact on the residential amenities currently enjoyed by the occupiers of nearby residential properties contrary to Policy S.6. of the Unitary Development Plan”.

In 1997 under planning ref. 97/01761, permission was granted for the change of use of ground floor from bank to retail preparation of dentures and ancillary storage.

## **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 and whether the loss of a residential unit is acceptable in this instance.

In terms of the change of use of the ground floor unit, Policy S5 is a key consideration in the determination of this application, it states:

“In local neighbourhood centres and shopping parades change of use from Class A1 (Shops) to other uses will be permitted provided that:

- (i) the use proposed contributes to the range of local services or the provision of local community facilities: and contributes to the vitality of the centre by providing a service or attracting visitors during shopping hours; or
- (ii) it can be demonstrated that there has been a long term vacancy and a lack of demand for Class A1 (Shops) use, as well as a lack of demand for service or community use before other uses are proposed”.

The ground floor unit does not appear to have been in use as a retail premises since 1967 when planning permission was granted for the change of use of ground floor from retail shop to bank under planning ref. 19/67/2436. It is considered that the introduction of a dental surgery will contribute to the vitality of the parade attracting visitors during shopping hours, as required by Policy S1 (i). In addition, the provision of a dental surgery would meet the health needs of the area and given the site is located within a local parade of shops with a PTAL level of 3 the site would be accessible to members of the community it is intended to serve, in line with the requirements of Policy C1 and C4.

No technical objections have been raised from either a highways or environmental health perspective and as such the proposal is not anticipated to have significant detrimental impact on parking, congestion or highways safety nor unduly impact upon the residential amenities of neighbouring properties. Therefore, the change of use of the ground floor of the premises from dental laboratory (Class B1) to dental surgery is considered to be acceptable.

The proposed change of use of the first floor will result in the loss of one residential unit and as such Policy H1 is a consideration, it states:

Making provision for at least 11,450 additional dwellings over the plan period will be facilitated by:

- (i) the development or redevelopment of sites identified in the Schedule of Proposals Sites (Chapter 16) and on the Proposals Map;
- (ii) the development or redevelopment of windfall sites;
- (iii) not permitting the loss of housing through redevelopment or change of use, except where accommodation is unsuitable and incapable of being adapted for continued residential use or where the proposal meets an identified need for community facilities;
- (iv) ensuring efficient use of the existing housing stock, including re-use of vacant buildings and conversion of existing buildings;
- (v) seeking a housing component in mixed use development in and close to town centres;
- (vi) making the most efficient use of sites, in accordance with the density/location matrix at Table 4.2;
- (vii) redevelopment of unneeded employment land subject to the tests of Policy EMP3 and EMP5

While the dental surgery is considered to be a community use the dental laboratory is not considered to provide an identified community facility. The proposal would result in the loss of a two bedroom residential unit through change of use and while the existing residential unit is in need of some minor alterations it is not considered to be unsuitable for continued residential use.

The applicant has provided a supporting letter which states that the existing dental laboratory is in need of reorganisation and it is intended to move this to the first floor and provide a dental surgery on the ground floor. It states the applicant practiced in the south east of London for many years before relocating to Rochester and as such many patients were required to travel to Rochester following the move. The applicant is specializing in Implantology and states “one of the most important aspects of what we are doing is dependant on communication with the dental technicians. To have a lab on-site will be providing the patients (with) a quality of care that can not be provided otherwise”. Given the proposal will result in the loss of a residential unit, Members are asked to consider whether this is acceptable in this instance.

In terms of the impact of the change of use of the first floor from residential to dental laboratory no objections have been raised from the Environmental Health Division from a statutory nuisance perspective. The proposed use of the laboratory would be similar to that currently operating on the ground floor and would operate between 08:00 – 17:00 Monday to Friday and 08:00 – 12:00 Saturdays and not at all on Sundays or Bank Holidays. Given that the proposed use would operate within normal working hours, which could be controlled by way of a condition, this element of the proposal is not anticipated to result in a significant impact on the residential amenities of neighbouring properties to such an extent as to warrant refusal.

Having had regard to the above it was considered that the development in the manner proposed is unacceptable in that it would result in the loss of a residential unit capable of continued use for residential purposes, contrary to Policy H1 of the Unitary Development Plan.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01982, excluding exempt information.

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

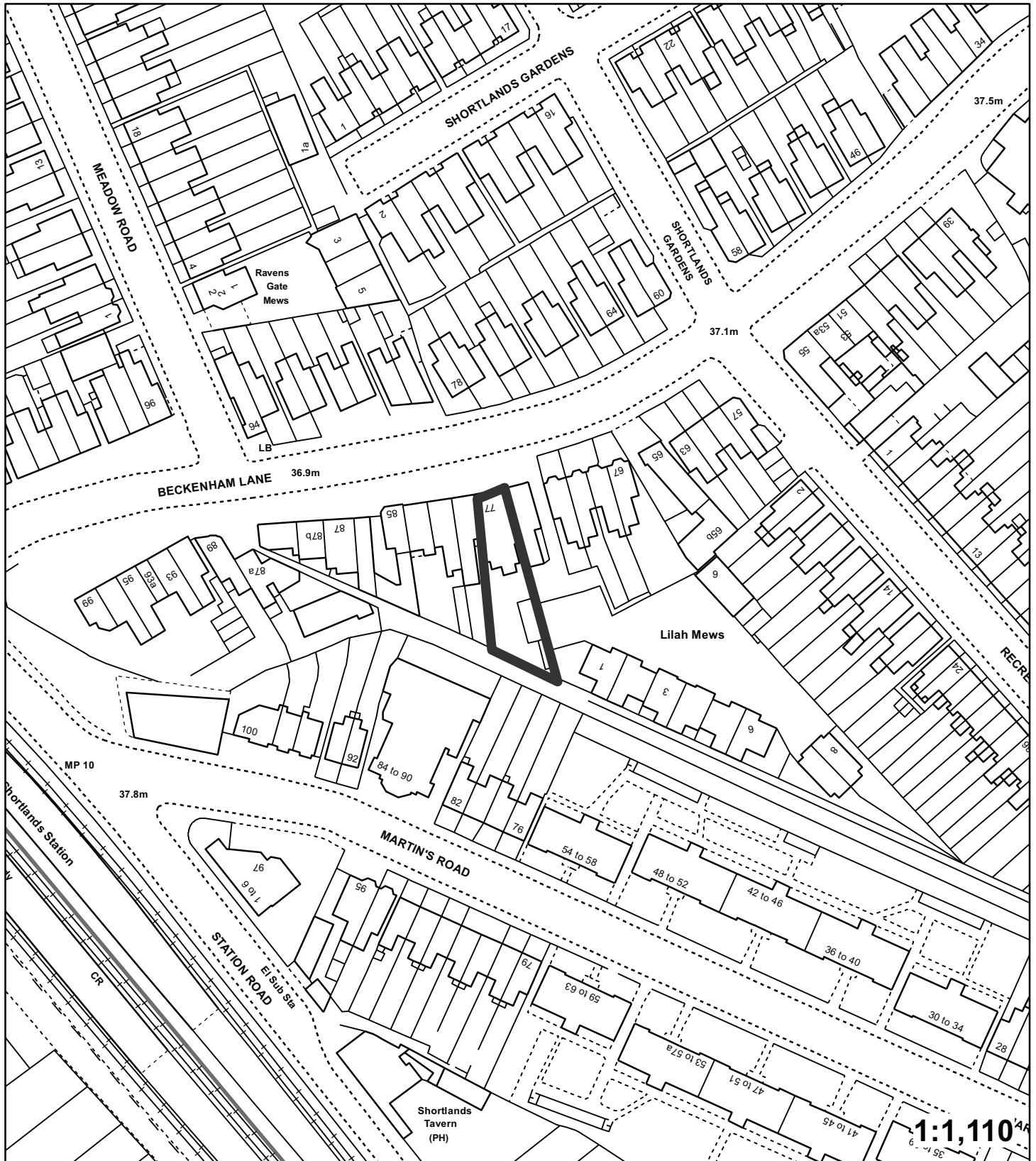
- 1 The proposal would be contrary to the provisions of Policy H1 of the Unitary Development Plan which provides that non residential use of residential accommodation which could still be used with or without adaptation for residential purposes will not normally be permitted and this case no justification is seen to depart from these provisions.



**Application:**12/01982/FULL2

**Address:** 77 Beckenham Lane Bromley BR2 0DN

**Proposal:** Change of use of ground floor from Dental Laboratory (Class B1) to dental surgery (Class D1) and change of use of first floor from 2 bedroom flat (class C3) to dental laboratory (class D1) and elevational alterations.





## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02179/FULL2

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

**Address :** Unit 3 21 Waldo Road Bromley BR1 2QX

**OS Grid Ref:** E: 541583 N: 168672

**Applicant :** Mr Nick Thompson

**Objections :** NO

### **Description of Development:**

Change of use from office (use Class B1) to a music rehearsal training centre in connection with adjoining unit (Unit 4) together with elevational alterations

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Flood Zone 2  
Flood Zone 3  
Former Landfill Site  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Ravensbourne FZ2

### **Proposal**

Change of use from office (use Class B1) to a music rehearsal training centre in connection with adjoining unit (Unit 4).

The only external changes involve an additional fire exit and repositioning of the first floor windows.

It is indicated that the studios would operate from 10.00 hrs to 23.00 hrs (Mondays to Fridays and on Sundays and 10.00 hrs to 18.30 hrs on Saturdays).

### **Location**

The application site encompasses a small development of four industrial units on the north side of an industrial estate at Waldo Road. The units are sited in pairs across a central parking and access area. Unit 3 comprises the left-hand of the eastern pair.

To the north side of the development is a railway embankment carrying the Bromley – Bickley railway and to the east along Waldo Road is a Council operated

recycling depot. On the south side of Waldo Road is a parking area to an industrial unit and then gardens to houses which front Mornington Avenue.

### **Comments from Local Residents**

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

### **Comments from Consultees**

Environmental Health (pollution) reviewed the application and although raising concerns in relation to the combined impact of the recent appeal scheme (see Planning History) and the current proposal; wished to raise no objections subject to a condition requiring approval of an adequate scheme of acoustics.

From the Highways perspective, no 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  
C1 Community Facilities  
EMP6 Development outside Business Areas  
T3 Parking  
T17 Servicing of Premises  
T18 Road Safety

At strategic level, the most relevant London Plan policies are:

4.4 Managing industrial land and premises  
4.6 Support for and enhancement of arts, culture, sport and entertainment provision  
6.13 Parking  
7.15 Reducing noise and enhancing soundscapes

The National Planning Policy Framework 2012.

### **Planning History**

Unit 4, 21 Waldo Road

10/00210/FULL2 - Change of use from food preparation (sui generis) to music rehearsal training centre (Class D1) – Permission refused by Members on 02.06.2011 on the following ground:

The continued use of the premises as a music rehearsal training centre would give rise to an unacceptable loss of amenity to nearby residential properties by reason of amplified music which is audible outside of the premises resulting in noise and

disturbance, contrary to Policies BE1 of the Unitary Development Plan and 4A.20 of the London Plan.

Subsequent appeal to the Planning Inspectorate was allowed and a planning permission was granted on 22nd November 2011.

## **Conclusions**

The main issues for consideration in this case will be the acceptability of the change of use in principle, the impact of the proposed use on the amenities of neighbouring residential properties (with particular regard to noise and disturbance); and the impact to conditions of road safety.

The National Planning Policy Framework constitutes a material consideration in determining planning applications. The Framework asserts that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

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

In this instance, the Agent has submitted information stating that the premises have been vacant since June 2010 and despite their refurbishment and a subsequent robust marketing campaign, no commercial lease was secured. The marketing exercise undertaken included the following:

- In-house letting details have been produced by both Michael Rogers and Stiles Harold Williams;
- An agency 'To Let' board has been placed on the front of the unit;
- Internet marketing involved placing details on various websites such as [www.shw.co.uk](http://www.shw.co.uk), [www.michaelrogers.co.uk](http://www.michaelrogers.co.uk), [www.estatesgazette.co.uk/propertylink](http://www.estatesgazette.co.uk/propertylink), [www.costar.co.uk](http://www.costar.co.uk) and [www.locateinkent.com](http://www.locateinkent.com).
- Details have been mailed to all applicants searching for accommodation, as well as the local occupiers.

In the light of the above Members may consider that the proposed change of use is acceptable and complying with the requirements of Policy EMP3.

Policy EMP6 provides that where outside of the designated business areas (as is the case here) non-conforming business uses may be acceptable provided there is no significant adverse impact on the amenity of the surrounding properties.

In this case, Members could take a view that the surrounding industrial/commercial units would not be significantly affected by the proposed use and similarly, that it would not result in significant harm to the character of the area. Although primarily industrial/commercial in nature, the use of the premises would in spite of its Class

D1 classification, involve the provision of service (i.e. rehearsal rooms for hire) and would not be significantly dissimilar in its nature to adjacent uses.

With regard to the impact to the amenities of neighbouring residential properties, the only potential issue which arises from the proposal is noise and disturbance. This was also a concern in respect of the change of use at Unit 4 having regard to the relative proximity of properties in Mornington Avenue. Members should be aware, however, that the noise issues arose in the period before adequate sound insulation was installed at the aforementioned premises but in any event Unit 3 is located further away from the nearest residential properties and is shielded from them by Unit 4. Whilst determining the appeal for Unit 4 the Inspector found the scheme to be satisfactory subject to a condition requiring the installation and retention of appropriate sound insulation measures.

Notwithstanding, to confirm the acceptability of the proposed use, an acoustic report has been submitted in support of the application. Environmental Health officers consider that the possibility of a combined effect of very small increases in background level as a result of granting permission for another studio may lead to a creeping background level in this location. Additionally, the new background as a result of two studios operating may be used to inform future noisy development in this area. The aim of the scheme should be to achieve at least 10dB(A) below background L90 from this studio externally (including gardens) at any residential property. This should ensure inaudibility internally and prevents background creep.

Therefore, Members may agree that subject to a condition requiring approval of an adequate scheme of acoustics, the proposed development would not be harmful to the living conditions of occupants of dwellings in Mornington Avenue through noise and disturbance, hence would not conflict with the aims of UDP policy BE1 and Policy 4A.20 of the London Plan.

Having had regard to the above it was considered that the proposed change of use is acceptable in that it would satisfy the requirements of the relevant policies. Members are therefore requested to determine that the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02179, 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 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |
| 4 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |

5 The use hereby permitted shall not take place other than between the hours of 10.00 and 23.00 on any day.

**Reason:** To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the UDP.

6 No amplified or other music shall be played in the premises other than between the hours of 10.00 and 23.00 on any day.

**Reason:** To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the UDP.

7 The permission hereby granted shall be for a music rehearsal training centre and for no other use whether falling in Class D1 of the Town and Country Planning (Use Classes) Order 1987 or any other Class of that Order (or any Order revoking and re-enacting that Order with or without modification).

**Reason:** To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the UDP.

8 Within 2 months of the date of this decision a scheme for noise control and appropriate measures for sound insulation (existing and proposed), including but not limited to, controls over the use of rooms and the emergency door sited adjacent to Waldo Road shall be submitted to and approved in writing by the Local Planning Authority, along with a timetable for its implementation and a procedure for monitoring and verification. The scheme shall be implemented in accordance with the approved details within 2 months of the approval by the Local Planning Authority and shall thereafter be retained and maintained.

**Reason:** To protect the amenity of neighbouring occupiers and the surrounding area, and to comply with Policy BE1 of the UDP.

9 AJ02B Justification UNIQUE reason OTHER apps

#### Policies (UDP)

BE1 Design of New Development

C1 Community Facilities

EMP6 Development outside Business Areas

T3 Parking

T17 Servicing of Premises

T18 Road Safety

At strategic level, the most relevant London Plan policies are:

4.4 Managing industrial land and premises

4.6 Support for and enhancement of arts, culture, sport and entertainment provision

6.13 Parking

7.15 Reducing noise and enhancing soundscapes

The National Planning Policy Framework 2012.

#### INFORMATIVE(S)

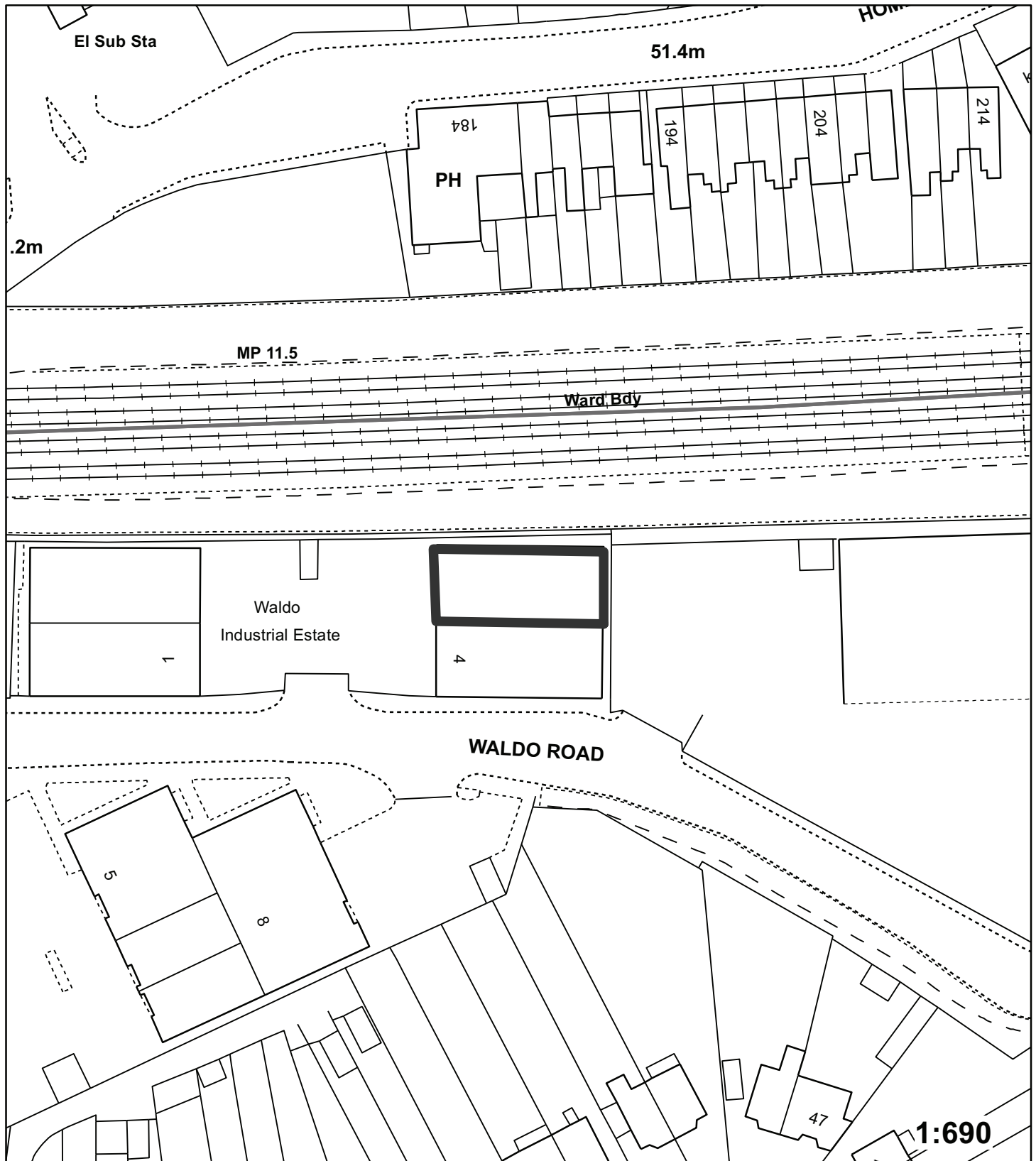
1 The car parking area shall be used only by customers and employees of the premises at the application site and for the servicing of the use of the premises hereby permitted.

- 2 Facilities for refuse disposal and for the recycling of material shall be retained at the site.

**Application:**12/02179/FULL2

**Address:** Unit 3 21 Waldo Road Bromley BR1 2QX

**Proposal:** Change of use from office (use Class B1) to a music rehearsal training centre in connection with adjoining unit (Unit 4) together with elevational alterations



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## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02443/FULL1

**Ward:**  
**Plaistow And Sundridge**

**Address :** Holy Trinity Convent School 81 Plaistow  
Lane Bromley BR1 3LL

**OS Grid Ref:** E: 541107 N: 169989

**Applicant :** Bellway Homes (Thames Gateway)

**Objections :** YES

### **Description of Development:**

Demolition of existing school/ convent buildings and erection of 11 detached houses and part 3/4 storey building with basement car parking comprising 22 flats, alterations to boundary wall and access from Plaistow Lane, car parking and landscaping

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Chain  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Metropolitan Open Land  
Tree Preservation Order

Joint report with application refs. 12/02655/LBC, 12/02913/FULL2 and 12/02966/LBC.

### **Proposal**

Planning permission has previously been granted for residential redevelopment of the site and four applications have now been submitted seeking permission for a revised scheme as follows:

#### 12/02443/FULL1

- Full planning application for the demolition of modern extensions to the school buildings and erection 11 five bedroom houses to the west of the retained school building and a 3/4 storey block of 22 flats (20 two bedroom and 2 three bedroom) with semi-basement car parking to the east of the retained school building

- houses will be 2 storeys high with roofspace accommodation and will feature integral or attached double garages and 2 off road parking spaces
- houses and flats will feature traditional design and materials including red brick, yellow stock brick and natural slate to complement the listed building
- siting of buildings follows the layout of the scheme previously granted outline permission
- landscaping is proposed throughout the site including a formal garden and new tree planting
- an area of land will be transferred to the adjacent St. Joseph's School for recreational purposes
- refurbishment of existing boundary wall which is in a state of considerable disrepair and modification to improve the existing eastern access

#### 12/02655/LBC

- listed building consent application for demolition of all the buildings on the site excluding the school and convent building, the Stable Block and Gatehouse

#### 12/02913/FULL2

- change of use of former school and convent building from Class D1 (non-residential institution) to Class C3 (residential use) with internal and external alterations and roof extension to provide 20 flats (3 one bedroom, 7 two bedroom, 9 three bedroom and 1 four bedroom)
- new stone portico will be installed at the main entrance based upon the design of portico that was present on the building historically
- new mansard roof on the south-eastern part of the building will reflect design of the existing roof on the western side of the building to establish a symmetrical appearance whilst the existing mansard on the north eastern section of the building will be replaced
- historic features including windows, door surrounds and eastern staircase will be refurbished
- brickwork will be cleaned and repaired where possible and where the brickwork has been badly damaged new matching brickwork will be installed
- the Gatehouse will be refurbished and extended to provide a two bedroom residential dwelling
- the Stableblock will be refurbished to provide 1 one bedroom and 1 two bedroom residential dwelling
- elevational alterations to the Stableblock will include replacement windows, false timber stable doors and conservation rooflights
- 38 car parking spaces will be provided for the converted listed building and 2 spaces will be provided for both the Gatehouse and The Stableblock

#### 12/02966/LBC

- listed building consent application for internal and external alterations and extension of former school and convent building to provide 20 flats,

refurbishment and extension of the Gatehouse as 1 residential dwelling and refurbishment of the Stable block as 2 residential dwellings.

The applications are accompanied by a Planning Statement which includes the following points:

- proposal will deliver a mix of accommodation which better reflects the character of the area and the current local market
- proposal reinforces the main listed building as the focus of the site with new buildings sited sensitively to either side to provide an uncluttered setting
- apartment block has been designed to echo the proportions of the listed building and act as a counterpoint whilst remaining subservient
- previous scheme involved three blocks of flats ranging from 2 to 4 storeys in height with large roofs – proposed houses represent a reduction in the scale of development
- post war school extensions to be demolished have no value as ‘heritage assets’ and detract from the appearance of the main listed building.

Parts of the gardens to houses on plots 7-11 and car parking and a bin store to the rear of the school building are within Metropolitan Open Land (MOL). These parts of the proposal will be inappropriate development in MOL and the applicant has made the following comments:

- existing boundary to the MOL has been determined by the extent of hardstanding around the existing buildings – this is not a logical line if that hardstanding is to be removed
- approved scheme included parking for the conversion of the listed building within the large basements to the adjoining flats – revised scheme requires car parking elsewhere within the site
- sensitive landscaping to the front of the listed building is critical to provide an appropriate setting when viewed from Plaistow Lane therefore car parking is proposed to the rear of the building partly within the MOL – it will be a short distance from the building to minimise the intrusion into the MOL whilst ensuring that cars are not parked immediately adjacent to the building
- a refuse and recycling store for the flats within the converted building is proposed within the MOL for the following reasons:
  - locating the store within the listed building would require a large ramp for access to the raised ground floor and secure doors which would detract from the historic elevations
  - locating the store within the frontage to the building or immediately adjoining the building would harm the setting of the building and detract from its appearance
- proposed houses will result in a reduced impact on the MOL compared to the approved three storey block of flats with a large roof whilst the massing of built development will be broken up, enhancing openness and allowing views between the buildings into and out of the MOL

- previously permitted flats had no private amenity space but private gardens are required for houses - families with young children cannot simply rely on the MOL - limited harm to the MOL is outweighed by the special circumstances of the site's constraints and the need to deliver family sized housing
- gardens to the houses and parking courtyard will be delineated by mature vegetation rather than more residential features such as fences or walls to provide a sensitive edge to the MOL - vegetation will create a consistent and attractive defined edge which will significantly improve on the existing interface which is dominated by hardstanding
- landscaping scheme involves removal of the majority of the existing tennis courts, cinder sports track and associated fencing which will enhance the openness and attractiveness of the landscape, representing a material benefit over the existing situation - 7,282 sq m of hard courts will be soft landscaped whilst the car parking, bin store and landscaped grounds will cover 490 sq m
- overall the proposals will result in minimal material harm to the openness of the MOL and this is outweighed by the following very special circumstances:
  - need to enhance the setting and character of the listed building and secure a long term viable use for a rapidly deteriorating structure
  - need to deliver a more sustainable mix of unit sizes that will deliver a more mixed community on site and better respond to the local market
  - extensive landscaping which enhances the appearance of the MOL.

The applications are accompanied by the following documents which address technical matters:

- Arboricultural Implications Assessment
- Ecology Statement
- Energy Statement
- Flood Risk Assessment
- Landscape Strategy
- Sustainability Statement
- Transport Statement.

The applications are also accompanied by the following:

- Statement of Community Involvement
- Heritage Statement which concludes that the proposals affecting the historic buildings are acceptable in terms of their impact on the heritage significance of the buildings and their setting
- Design and Access Statements.

## **Location**

- 4.23 ha Holy Trinity School and Convent site is located on the northern side of Plaistow Lane and comprises:

- 1.54ha previously developed area including the former school and convent buildings and associated hardstanding
  - 2.69ha open area to the rear including a mix of open grass, trees and hard surfaced sports courts
- original school and convent building along with various curtilage structures including the Gatehouse and the Stableblock are Grade II listed – original main building has been extended over the years with buildings of lesser quality
  - development on the site currently comprises approx. 8,280 sq m floorspace
  - open part of the site to the rear is designated as Metropolitan Open Land (MOL) and Green Chain and borders a Site of Importance for Nature Conservation (SINC) to the north
  - site has 2 vehicular accesses onto Plaistow Lane and is classified as an area of low accessibility (PTAL 2)
  - new convent permitted under application ref. 06/02821 has been constructed within the grounds of the former school to the immediate north-east of the application site and all pupils were relocated from the school by December 2005
  - St Joseph's Catholic Primary School lies to the northwest and Sundridge Park Golf Course lies to the north east whilst St Joseph's Roman Catholic Church is located to the south-east
  - surrounding area is predominantly residential and suburban in character - Plaistow Lane has a wide range of mainly residential buildings ranging from new build blocks of flats of varying styles to large Victorian and Edwardian houses.

### **Comments from Local Residents**

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

- overbearing impact on St. Joseph's Catholic Church
- loss of privacy in Church presbytery garden
- detrimental impact on pedestrian safety, particularly children, from construction vehicles and hoarding on pavement
- increased congestion
- increased demand for on-street car parking
- consideration of application should be deferred for further negotiations on education infrastructure planning obligations
- proposal for transfer of land to St. Josephs Catholic School has been revised from that within legal agreement attached to planning permission ref. 06/02820 and is now unacceptable
- disruption, pollution and disturbance from construction activity particularly affecting school and church
- pavement has been blocked off by hoarding and bus stop has been suspended
- closure of footpath between school and church is causing disruption

- presumptuous of developer to advertise development on hoardings before permission has been granted
- scheme will greatly enhance the area and prevent complete dilapidation of the listed building
- houses are great improvement on previously permitted flats
- no objection to block of flats near to main gate as it is on footprint of previously permitted block and is no larger than demolished junior school.

An objection has been received from St. Joseph's Catholic School regarding the proposed transfer of recreational land to the school in lieu of a financial contribution towards local education infrastructure. At the time of writing negotiations are ongoing in this regard and a verbal update will be provided at the meeting.

### **Comments from Consultees**

- Highways – no objections
- Drainage – no objections
- Environment Agency – no objections
- Waste Advisors – no objections
- Environmental Health – no objections.

English Heritage raises no objections to the new build proposals. At the time of writing comments are awaited in respect of the conversion proposals and these will be reported verbally at the meeting.

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

### **Planning History**

The most relevant planning history is as follows:

- 06/02747 - conversion of school/convent to 12 two-bedroom and 4 three-bedroom flats with communal recreational facilities, conversion of Stableblock into 1 one bedroom and 1 two bedroom unit and conversion of Gatehouse into 1 one-bedroom unit
- 06/02820 - demolition of existing school/convent buildings and erection of four 2-4 storey buildings for a total of 92 residential units with surface and semi basement car parking comprising 157 parking spaces and landscaped and recreational area plus alterations to existing access (outline)
- 06/02821 - demolition of 2 storey school building and erection of 2 storey 10 bedroom nuns' residence and 12 car parking spaces – now fully implemented
- 06/02822 – partial demolition and conversion of listed school/convent to residential use, conversion of gatehouses to residential use and alterations to the front boundary wall (listed building consent)
- 11/01687 – extension of time limit of planning permission ref. 06/02747
- 11/01688 – extension of time limit of planning permission ref. 06/02820.

## Planning Considerations

The proposals fall to be considered primarily with regard to the following policies:

### UDP

- H1 Housing supply
- H2 Affordable housing
- H7 Housing density and design
- T1 Transport demand
- T2 Assessment of transport effects
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road safety
- BE1 Design of new development
- BE7 Railings, boundary walls and other means of enclosure
- BE8 Statutory Listed Buildings
- NE3 Nature Conservation and Development
- NE5 Protected Species
- NE7 Development and Trees
- NE8 Conservation and Management of trees and woodlands
- NE12 Landscape Quality and Character
- G2 Metropolitan Open Land
- G6 Land adjoining Green Belt or Metropolitan Open Land
- G7 South East London Green Chain
- IMP1 Planning Obligations

### London Plan

- 2.6 Outer London: Vision and Strategy
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young peoples play and informal recreation facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.10 Walking



- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.17 Metropolitan Open Land
- 8.2 Planning Obligations.

The following Supplementary Planning Documents produced by the Council are relevant:

- Affordable Housing Supplementary Planning Document
- Planning Obligations Supplementary Planning Document.

The following documents produced by the Mayor of London are relevant:

- Housing Supplementary Planning Guidance
- Providing for Children and Young People's Play and Informal Recreation Supplementary Planning Guidance
- London Housing Strategy
- Accessible London: achieving an inclusive environment
- Planning and Access for Disabled People: a good practice guide (ODPM)
- The Mayor's Transport Strategy
- Mayor's Climate Change Mitigation and Energy Strategy
- Sustainable Design and Construction SPG.

As part of the application process, it was necessary for the Council to give Screening Opinions as to whether an Environmental Impact Assessment was required in respect of applications refs. 12/02443 and 12/02913. The proposals constitute Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed developments would not be likely to have significant effects on the environment by virtue of factors such as their nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the applications, advice from technical consultees, the scale/characteristics of the existing and proposed development on the site. The applicants have been advised accordingly.

Planning permission ref. 06/02820 was the subject of a legal agreement requiring a payment in lieu for off-site affordable housing triggered by the transfer of the land to the developer. A payment of £2,173,150 was made to the Council following the purchase of the land by Bellway Homes in July 2012. The revised scheme does not increase the quantum of residential floorspace above that previously approved and it is considered that affordable housing policy requirements have been satisfactorily addressed.



The legal agreement attached to the planning permission ref. 06/02820 required a financial contribution towards local healthcare infrastructure if the purchase price of the land exceeded £13 million. The applicant has provided evidence that the sale price of the land did not exceed £13million. In view of the precedent set by the previous implementable planning permission Members may agree that a healthcare contribution will not be sought.

The previously approved scheme included an agreement to transfer an area of the open land to St. Joseph's Catholic School in lieu of a financial contribution towards local education infrastructure. At the time of writing negotiations are ongoing to secure a comparable benefit within the current scheme and a verbal update will be provided at the meeting.

At this stage it is anticipated that the following matters could be the subject of planning obligations to be secured through a Section 106 agreement:

- transfer of recreation land to St. Joseph's Catholic School
- clause ensuring that the works to the listed building are linked to the new build parts of the scheme to ensure that the new build development of the site does not occur prior to completion of the renovation works to the listed buildings
- management plan for MOL
- Woodland Management Scheme for the tree belt on the northern edge of the site.

The following table provides a comparison of the previously permitted and proposed developments:

	Permitted scheme	Proposed scheme
School building conversion	2,552 sq m	2,750 sq m
Gatehouse and Stableblock	191 sq m	218 sq m
New build housing	8,377 sq m	6,442 sq m
<b>Total</b>	11,120 sq m	9,410 sq m

The scheme is considered acceptable in terms of the impact on trees.

The residential density will be 38 dwellings per hectare (based upon 1.43ha developable site area).

## Conclusions

Planning permission has previously been granted for residential redevelopment of the site and the relevant permissions are extant. The principle of residential redevelopment has therefore been established. The layout of the scheme follows that previously granted planning permission and therefore the main issues to be considered in this case are as follows:

- impact of the proposed revisions to the scheme on the character of the area and the amenities of the occupants of nearby properties
- impact on the open character of the MOL and whether very special circumstances have been demonstrated to justify inappropriate development
- impact on the heritage interest and setting of the listed buildings
- highways implications of the proposal.

New build houses are proposed in place of the previously approved 2-4 storey blocks of flats with basement car parking. The layout and design of the houses represent an improvement over the previously approved flats as they will appear less bulky and the gaps between the buildings will break up the mass of the development. The new build block of flats is broadly comparable in its bulk and footprint to the previously approved block. The building will be approx. 2.7m longer than the approved scheme and will be wider where the bay windows project on the west elevation. It will be very marginally closer to St. Joseph's Church and it is considered that the amendments to the approved scheme are fairly negligible in the context of the scheme as a whole and the amenities and setting of St. Joseph's Church will not be significantly adversely affected.

The acceptability of the renovation and conversion of the listed school building and the Gatehouse and the Stableblock has been established by the previously granted permission. The listed buildings to be demolished are of no historic or architectural merit and their demolition will enhance the appearance of the historic building. The existing mansard roof to the listed school building will be replaced with a matching structure whilst a new mansard roof is now proposed on the south-east wing of the building. This will result in a symmetrical appearance and will improve the appearance of the building compared to the previously approved scheme.

The previous scheme involved conversion of the single storey Gatehouse and it is now also proposed to extend the building matching its existing design. The Gatehouse is not considered to be a significant heritage asset in its own right and the proposed extension is considered acceptable. The Stable Block is similarly not considered to be a significant heritage asset in its own right and the proposed elevational alterations are considered acceptable.

The open part of the site to the rear is designated as MOL and the rear gardens, car parking and bin store within this area all constitute inappropriate development. There are no new buildings in the MOL except for the bin store for the school building conversion. The applicant has set out a case arguing very special circumstances to justify inappropriate development in MOL as detailed earlier in this report. The degree of harm to MOL is limited whilst the removal of the existing hard courts will ensure that there is an overall improvement in the openness of MOL on the site and the applicant's argument is considered persuasive. If planning permission is granted the legal agreement could include an MOL management plan, as was the case with the earlier planning permission.

An objection has been received regarding overlooking of the Church Presbytery garden. The garden is located approx. 37m from the windows on the rear elevation of the apartment building whilst the church have advised that the developer has agreed to planting which will provide a screen to the garden. House

No. 7 will be closer to the adjacent school than the previously approved flats. However, it is not considered that there will be unduly harmful overlooking of the school grounds.

Highways issues have been adequately addressed.

In conclusion, the proposals involves the renovation of a Grade II listed building in a considerable state of disrepair and the new build proposals represents an improvement over the scheme previously granted planning permission. The proposals are considered acceptable.

as amended by documents received on 23.10.2012

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

and the following conditions:

- |    |   |  |
|----|---|--|
| 1  | ACA01   | Commencement of development within 3 yrs |
|    | ACA01R  | A01 Reason 3 years                       |
| 2  | ACA04   | Landscaping Scheme - full app no details |
|    | ACA04R  | Reason A04                               |
| 3  | ACA07   | Boundary enclosure - no detail submitted |
|    | ACA07R  | Reason A07                               |
| 4  | ACB18   | Trees-Arbicultural Method Statement      |
|    | ACB18R  | Reason B18                               |
| 5  | ACB19   | Trees - App'ment of Arbicultural Super   |
|    | ACB19R  | Reason B19                               |
| 6  | ACC01   | Satisfactory materials (ext'nl surfaces) |
|    | ACC01R  | Reason C01                               |
| 7  | ACC03   | Details of windows                       |
|    | ACC03R  | Reason C03                               |
| 8  | ACH04   | Size of parking bays/garages             |
|    | ACH04R  | Reason H04                               |
| 9  | ACH10   | Provision of sight line (3 inserts)      |
|    | ACH10R  | Reason H10                               |
| 10 | ACH16   | Hardstanding for wash-down facilities    |
|    | ACH16R  | Reason H16                               |
| 11 | ACH22   | Bicycle Parking                          |
|    | ACH22R  | Reason H22                               |
| 12 | ACH23   | Lighting scheme for access/parking       |
|    | ACH23R  | Reason H23                               |
| 13 | ACH29   | Construction Management Plan             |
|    | ACH29R  | Reason H29                               |
| 14 | ACH32   | Highway Drainage                         |
|    | ADH32R  | Reason H32                               |
| 15 | ACI02   | Rest of "pd" Rights - Class A, B,C and E |
|    | <b>Reason:</b> In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the area. |  |
| 16 | ACI20   | Lifetime Homes Standard/wheelchair homes |

- |    |   |                                    |
|----|---|------------------------------------|
|    | ADI20R  | Reason I20                         |
| 17 | ACI21   | Secured By Design                  |
|    | ACI21R  | I21 reason                         |
| 18 | ACK01   | Compliance with submitted plan     |
|    | ACC01R  | C01 reason                         |
| 19 | ACK05   | Slab levels - no details submitted |
|    | ACK05R  | K05 reason                         |
| 20 | ACL03   | Site wide Energy statement         |
|    | ACL03R  | Reason L03                         |
| 21 | Details of the finished surfaces of the access road, garage drives and parking areas shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and the details submitted shall include no loose materials within 1m of the public highway, and the access road, drives, parking areas shall be completed in accordance with the approved details before any of the dwellings hereby permitted are first occupied. |                                    |

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development and to secure a suitable material for the access road that will not be pulled onto the highway.

- 22 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 per cent annual probability critical storm (including a suitable allowance for the potential impacts of climate change) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be permanently retained thereafter.

The scheme shall also include:

- full design drawings and associated calculations;
- full soakage tests for the proposed infiltration systems, to meet either CIRIA Report 156 'Infiltration drainage – Manual of good practice', or Building Research Establishment Digest 365 'Soakaway design';
- a condition report of existing soakaways that are proposed to be retained. This should demonstrate they are fit for purpose both now and over the lifetime of the development;
- details of how the scheme shall be maintained and managed after completion.

**Reason:** To prevent the increased risk of flooding, both on and off site, and to improve and protect water quality and to comply with the Technical Guidance to the National Planning Policy Framework.

- 23 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with

and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**Reason:** To protect groundwater and to comply with the Technical Guidance to the National Planning Policy Framework.

**Reasons for permission:**

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

**UDP**

- H1 Housing supply
- H2 Affordable housing
- H7 Housing density and design
- T1 Transport demand
- T2 Assessment of transport effects
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road safety
- BE1 Design of new development
- BE7 Railings, boundary walls and other means of enclosure
- BE8 Statutory Listed Buildings
- NE3 Nature Conservation and Development
- NE5 Protected Species
- NE7 Development and Trees
- NE8 Conservation and Management of trees and woodlands
- NE12 Landscape Quality and Character
- G2 Metropolitan Open Land
- G6 Land adjoining Green Belt or Metropolitan Open Land
- G7 South East London Green Chain
- IMP1 Planning Obligations

**London Plan**

- 2.6 Outer London: Vision and Strategy
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young peoples play and informal recreation facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.9 Overheating and cooling

- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.17 Metropolitan Open Land
- 8.2 Planning Obligations.

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area including the South East London Green Chain
- (c) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (d) the need for very special circumstances to justify inappropriate development in Metropolitan Open Land
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the impact of the proposal on the setting and heritage interest of the listed buildings
- (g) the safety and security of buildings and the spaces around them
- (h) accessibility to buildings
- (i) the affordable housing policies of the Development Plan regarding
- (j) the policies of the Development Plan regarding planning obligations
- (k) the design policies of the development plan
- (l) the transport policies of the development plan
- (m) the energy efficiency and sustainable development policies of the Development Plan

and having regard to all other matters raised.

#### INFORMATIVE(S)

- 1 Any repositioning, alteration and/or adjustment to street furniture or Statutory Undertaker's apparatus considered necessary and practical to help with the modification of the vehicular crossover hereby permitted shall be undertaken at the cost of the applicant.
- 2 Drainage to soakaway from car parking areas for more than 50 spaces should be passed through an oil interceptor before discharging to ground. The Environmental Permitting Regulations make it an offence to cause or

knowingly permit any discharge that will result in the input of pollutants to groundwater.

- 3 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding any of the following matters:-
  - the agreement under S.38 of the Highways Act 1980 concerning the estate road (Highways Planning Section)
  - the alignment and levels of the highway improvement line (Highways Planning Section)
  - general drainage matters (020 8313 4547, John Peck)
  - the provision of on-site surface water storage facilities (020 8313 4547, John Peck)
  - the provision for on-site storage and collection of refuse (020 8313 4557 or e-mail [csc@bromley.gov.uk](mailto:csc@bromley.gov.uk))
- 4 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering.4 RDI10
- 5 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.

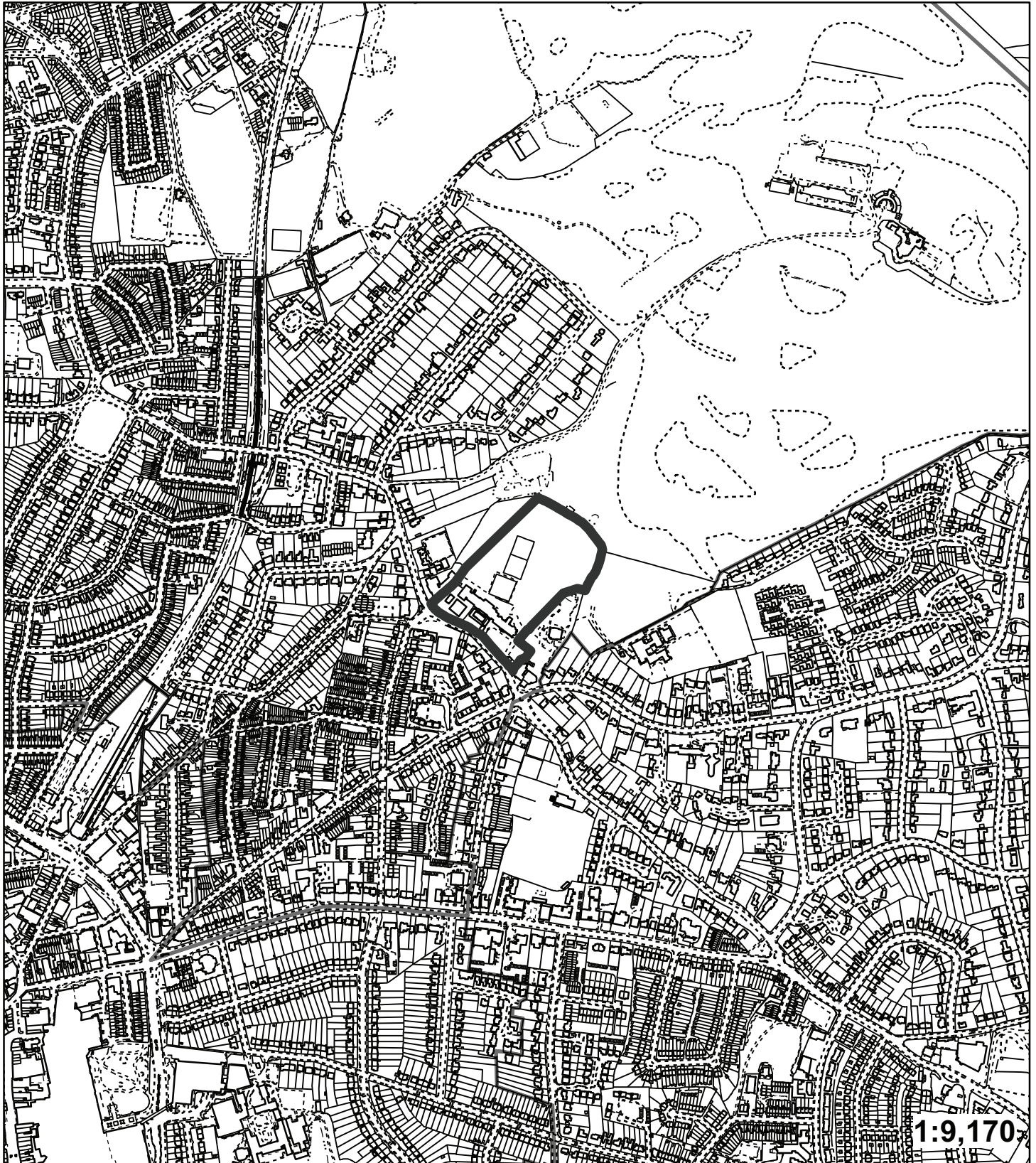
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)



**Application:**12/02443/FULL1

**Address:** Holy Trinity Convent School 81 Plaistow Lane Bromley BR1 3LL

**Proposal:** Demolition of existing school/ convent buildings and erection of 11 detached houses and part 3/4 storey building with basement car parking comprising 22 flats, alterations to boundary wall and access from Plaistow Lane, car parking and landscaping



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"



## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02483/FULL1

**Ward:**  
**Plaistow And Sundridge**

**Address :** 7 Sundridge Parade Plaistow Lane  
Bromley BR1 4DT

**OS Grid Ref:** E: 540607 N: 170307

**Applicant :** Mr Mark Simmons

**Objections :** YES

### **Description of Development:**

Demolition of rear extension and outbuilding. The erection of single storey rear extension and part one/two storey building to be used as office (Class B1) together with the alterations to the boundary wall and the installation of a new gate

Key designations:

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

### **Proposal**

The existing staff welfare single storey 'lean-to' is to be demolished (7sqm) and replaced by a single storey extension containing modern facilities of 8sqm. The existing outbuilding is also to be demolished (footprint 18sqm) and replaced by a new 2 storey element (Unit2) of similar form but an enlarged footprint of 60sqm. The new structure would have a roof pitch of 42 degrees and a maximum height of 5.9 metres. Unit2 would be used as office (Use Class B1) and would have a total floor area of 60sqm.

### **Location**

The application building is a three storey end of terrace property on the corner of Plaistow Lane and Minster Road. The surrounding area has no designation under the UDP and the application property forms part of a local parade.

The immediate locality encompasses variety of land uses with a wholly residential Minster Road and commercial uses along Plaistow Lane. Plaistow Lane carries large volume of traffic and Sundridge Park overground station is situated in close proximity to the application site. Number of roads within vicinity of the development

have Controlled Parking Zone (CPZ), the roads adjacent to the site only restricts parking between 12:00noon and 2:00pm Monday to Saturday.

### **Comments from Local Residents**

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

- traffic generation and parking;
- intensification of current problems such as: rubbish, smells;
- overlooking;
- overdevelopment of the site;
- overprovision of B1 use class in the parade;
- no detail on ventilation provided.

### **Comments from Consultees**

Highways: no in principle objection;

Waste: no objections;

Environmental Health (Pollution): no in principle objection.

### **Planning Considerations**

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

BE1 Design of New Development  
T3 Parking  
EMP2 Office Development  
EMP6 Development outside Business Areas  
EMP7 Business Support  
S5 Local Neighbourhood Centres, Parades and Individual Shops

At strategic level, the most relevant London Plan policies are:

4.7 Retail and town centre development  
6.13 Parking  
7.3 Designing out crime  
7.14 Improving air quality  
7.15 Reducing noise and enhancing soundscapes

The National Planning Policy Framework 2012.

### **Planning History**

97/00175/FUL - CHANGE OF USE OF GROUND FLOOR FROM RETAIL CLASS A1 TO OFFICES FOR FINANCIAL AND PROFESSIONAL SERVICES CLASS A2  
– Permission granted

97/01798/FUL - CHANGE OF USE OF GROUND FLOOR FROM RETAIL CLASS A1 TO TAKEAWAY CLASS A3 NEW SHOPFRONT AND EXTERNAL VENTILATION DUCTING – Permission refused

## **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.

Policy EMP6 provides that where outside of the designated business areas (as is the case here) non-conforming business uses may be acceptable provided there is no significant adverse impact on the amenity of the surrounding properties.

Policy EMP7 asserts that the Council will encourage proposals, which improve the supply of small business units, managed workspaces and live/work units. Small business and managed workspaces should be located in town centres, local parades, Business Areas or land and premises used for employment purposes. Live/work units be located in town centres or local parades. When considering proposals it would be expected that sites would be well served by public transport.

The application site has no designation under the UDP and forms part of a local parade. Although the proposed B1 unit would be situated to the rear of the application site and would be accessed from Minster Road which is a wholly residential in character, it is noted that Plaistow Lane located only 25 metres away encompasses a variety of land uses. In this instance, Members could take a view that the proposed introduction of B1 Use would not be at odds in this particular location and acceptable in land use terms.

Members may also agree that the replacement of dilapidated and unsightly outbuilding with a structure of comparable scale and bulk would improve the visual amenities of the location. The proposed new boundary wall would not impose a significant change in the streetscene and would largely conceal the proposed single storey rear extension. As such, the proposal is considered to be in line with the aims of Policy BE1 of the UDP.

The surrounding occupiers raised objections to the loss of privacy; Members should note however that the only fenestration proposed for the Unit2 would be inserted within the front elevation thereby not leading to any unacceptable overlooking. There would be a separation of over 5 metres between the proposed Unit2 and the property No.1 Minster Road and it is considered that any anticipated impact of the increase in height on the level of daylight and sunlight received by the property in question would not in itself give sufficient grounds for refusing planning permission. Similarly, no creation of undue sense of enclosure would result.

The proposed office would be relatively small, having a gross floor area of some 60sq.m. The applicant envisages that the proposed use would provide employment for no more than 4 full-time employees. Given the location of the application site, the character of the surrounding area as well as the nature of the surrounding land uses it is considered that any potential impact on the living conditions of the

adjoining and neighbouring occupiers in terms of noise, disturbance and traffic movements would not be materially harmful, hence would not conflict with the aims of UDP Policy EMP6 and Policy 4A.20 of the London Plan.

Plaistow Lane is a Local Distributor Road, carrying large volume of traffic. The development would result in loss of a garage; however there are parking spaces available within the proximity. Also the increase in height of the boundary wall would not obstruct the visibility at the junction. As the residual level of traffic generation would not have a significant impact on local traffic flows; no objections are raised to the proposal.

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.

Having had regard to the above it was considered that the proposed change of use is acceptable in that it would satisfy the requirements of the relevant policies. Members are therefore requested to determine that the proposal is acceptable and worthy of permission being granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02483, excluding exempt information.

as amended by documents received on 29.10.2012

## **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     ACH24        Stopping up of access  
      ACH24R      Reason H24
- 4     ACK01        Compliance with submitted plan  
      ACC01R      Reason C01
- 5     ACK19        No air conditioning  
      ADK19R      Reason K19
- 6     The use shall not operate on any Sunday or Bank Holiday Xmas Day or Good Friday nor before 0800 or after 2000 on any other day.

**Reason:** In order to ensure a satisfactory standard of amenity for adjacent properties and to comply with Policy EMP6 of the Unitary Development Plan.

- 7     Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order) the outbuilding (Unit2) shall solely be used as an office, and no other use permitted within Class B1 of the above Order.

**Reason:** In the opinion of the Local Planning Authority, the nature of other activities within Class B1 of the above Order may give rise to unacceptable noise and disturbance to the detriment of neighbouring residential occupiers' amenities in accordance with Policy EMP6 of the Unitary Development Plan.

8 Notwithstanding the provisions of Part 42 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any Order revoking and re-enacting that Order), no extension or alteration to Unit 2 the subject of this permission shall be carried out without planning permission having first been obtained via the submission of a planning application to the Local Planning Authority.

**Reason:** In order to protect the residential amenities, vitality and viability of the area, and to comply with Policies BE1 and EMP6 of the Unitary Development Plan.

9 AJ02B Justification UNIQUE reason OTHER apps

#### Policies (UDP)

BE1 Design of New Development

T3 Parking

T18 Road Safety

EMP2 Office Development

EMP6 Development outside Business Areas

EMP7 Business Support

S5 Local Neighbourhood Centres, Parades and Individual Shops

#### Policies (London Plan)

4.7 Retail and town centre development

6.13 Parking

7.3 Designing out crime

7.14 Improving air quality

7.15 Reducing noise and enhancing soundscapes

The National Planning Policy Framework 2012.

#### INFORMATIVE(S)

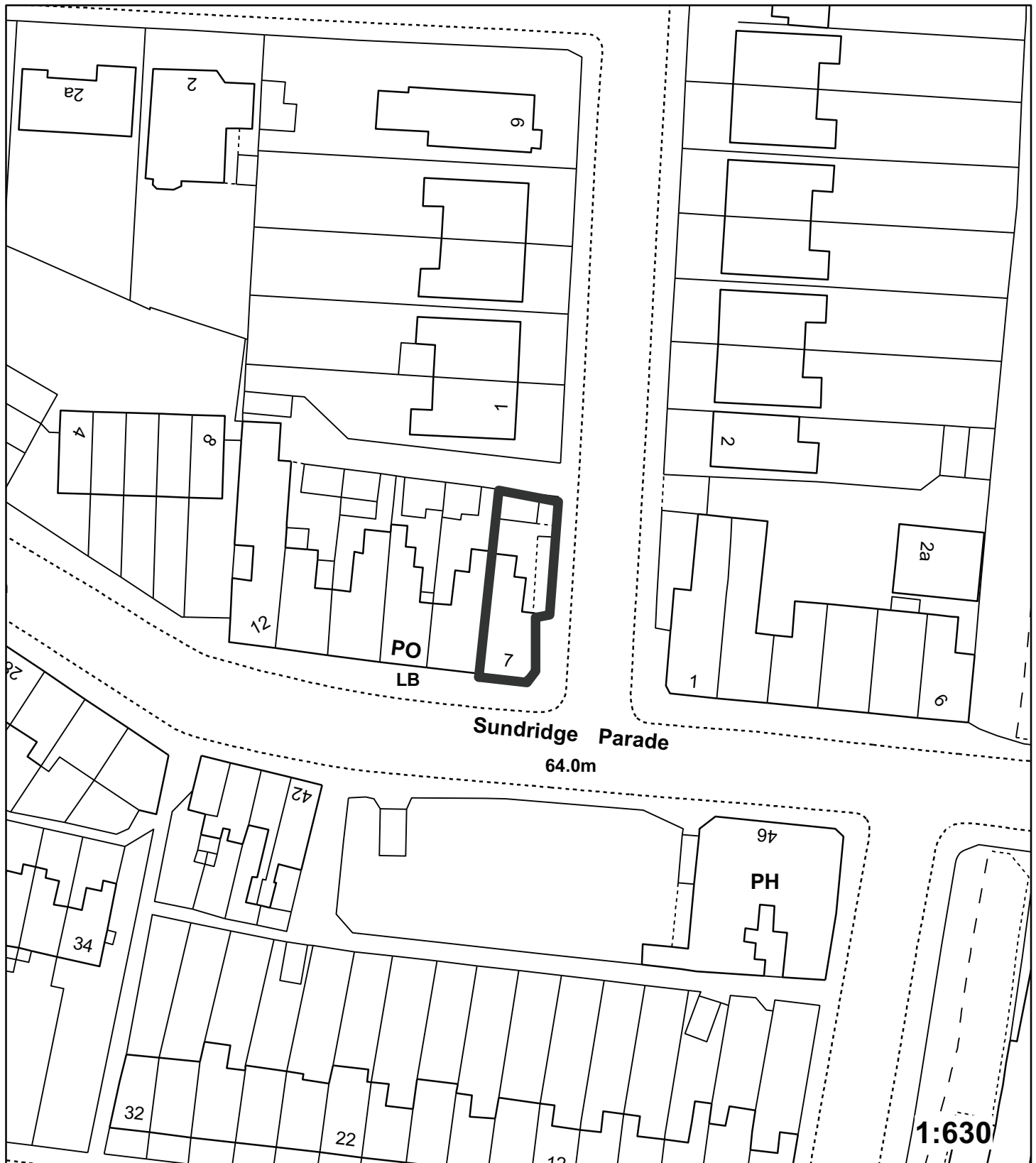
1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

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:**12/02483/FULL1

**Address:** 7 Sundridge Parade Plaistow Lane Bromley BR1 4DT

**Proposal:** Demolition of rear extension and outbuilding. The erection of single storey rear extension and part one/two storey building to be used as office (Class B1) together with the alterations to the boundary wall and the installation of a new gate



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02499/FULL1

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

**Address :** Hadlow House 9 High Street Green  
Street Green Orpington BR6 6BG

**OS Grid Ref:** E: 545623 N: 163886

**Applicant :** Brewster Estates Ltd

**Objections : YES**

### **Description of Development:**

Conversion of first and second floors from offices (Class B1) to 8 two bedroom self-contained flats (Class C3) including elevational alterations and provision of balconies to first and second floor rear elevations, together with reconfiguration of the existing car park and rear courtyard area to provide additional amenity space, cycle storage and bin storage/collection

Key designations:

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

### **Proposal**

Permission is sought to convert the existing first and second floor office accommodation comprising an area of approximately 8000 sq ft (760 sq metres) into 8 two-bedroom flats. Some minor elevational alterations are proposed and balconies will be provided to the 4 rear-facing flats. In addition it is proposed to provide some outdoor amenity space within the existing rear parking area, whilst 12 parking spaces (together with 2 visitor spaces) will be retained for the flats.

A Planning Statement (incorporating marketing information), Design and Access Statement and Transport Statement accompany this application.

### **Location**

The site is situated along the eastern side of High Street Green Street Green with the ground floor comprising of retail units and the upper floor comprising office space. The surrounding area is characterised by its mixed use with a number of retail units situated within the adjoining parade along the High Street, whilst the surrounding roads are predominantly residential in character. The site



encompasses an outdoor car park to the rear of the building with space for approximately 30 cars. Access to this car park is via an access drive off Glentrammon Road.

### **Comments from Local Residents**

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

- proposed balconies will overlook neighbouring dwelling at No. 4 Glentrammon Road
- area is well served by retail services and is close to 2 railway stations
- plans do not accurately show existing site layout or access arrangements to No. 4
- residential use would not be in keeping with the area
- building work will inconvenience surrounding businesses
- loss of commercial parking provision will harm adjoining businesses
- inadequate parking provision to serve the development

### **Comments from Consultees**

No technical Highways or Refuse objections have been raised, subject to conditions. Environmental Health (Housing) comments have been noted.

### **Planning Considerations**

Relevant London Borough of Bromley Unitary Development Plan (UDP) policies are: BE1 (Design of New Development); H1 (Housing Supply); H12 (Conversion of Non-Residential Buildings to Residential Use); EMP3 (Conversion of Offices); EMP5 (Development Outside Business Areas); T3 (Parking Provision); and T18 (Road Safety).

The NPPF (in particular paragraphs 22 and 51) sets a strong emphasis on market signals as an evidence base for commercial allocations. These factors are to be taken into consideration in assessing this scheme.

The London Plan (2011) sets out the Mayoral vision and strategic policy regarding the economy and business growth. The following London policies are relevant: Policy 2.6 (Outer London: Vision and strategy); Policy 2.7 (Outer London: Economy); Policy 4.1 (Developing London's Economy); Policy 4.2 (Offices (supporting managed conversion of surplus capacity to more viable, complementary uses))

### **Planning History**

Planning permission was granted in April 1982 for a three storey block comprising three retail units together with a surgery at ground floor level, plus self-contained offices at the first and second floors. Although there have been some changes of use at ground floor level, these units have retained their function in serving visiting members' of the public.



## Conclusions

The main issues for consideration relate to the impact of this proposal of office provision in the locality; its contribution to housing supply; its impact on neighbouring amenity; and the level parking provision associated with this development.

### Loss of Office Space

The premises at Hadlow House provide quite sizeable modern office accommodation with a combined first and second floor Gross Internal Area of 8000sq ft (760sq m). Pre-application advice (November 2011) made it clear that further evidence was necessary in order to justify the loss of office floorspace. Since that time the applicant has continued to market the property and has provided additional information on the demand and supply of office stock in the vicinity. The applicant has provided further evidence from Linays commercial property agents and a 'Focus' report prepared by Savills.

The first floor of the property became vacant in 2003 and remained unoccupied for a period of approximately two and a half years, until November 2005, when it was let to Braemar Financial Ltd. Braemar remained at the premises for just over five years. The first floor has been available for let and marketed since January 2011 to the present day (one year and 10 months).

The second floor was occupied for some five years between 2004-2009, then became vacant for 9 months before being let to the present occupiers MyHobbyStore Ltd in December 2009. My HobbyStore Ltd currently occupy the second floor (having been tenants for three years); however they have decided to vacate the premises when their lease expires on 31st December 2012. Appendix 4 of the Planning Statement provides evidence that MyHobbyStore Ltd had given notice to vacate the premises in May 2012 and a subsequent investigation by way of checks on the property agent's website has revealed that the second floor has not been actively marketed. This has been confirmed by Savills. This therefore gives rise to concerns that the second floor has not been actively marketed for nearly six months, thus reducing its chances of being let.

Policy EMP3 states that the conversion or redevelopment of offices for other uses will be permitted only where there is evidence of long term vacancy despite marketing of the premises. Officers are satisfied that the first floor has been actively marketed; however it appears that this has not been the case for the second floor, which does not show characteristics of long-term vacancy.

Appendix 5 of the 'Focus Report' gives evidence of other vacant office properties in the vicinity and it is duly noted that there appears to be a range of office stock available for let. However, it is in the borough's long-term interests to retain office floorspace given the future projections for office demand and so significant consideration should be given to the long term requirements of the forecasted demand.

If approved, the scheme would result in a total loss of approx 8000 sq ft GIA of office floorspace. Whilst it may be argued that the site is not a key employment site and makes a relatively small contribution to the amount of employment land in the Borough, the inability to demonstrate long-term vacancy in respect of the entire office space, and the recent history of the premises suggests that it has been a useful asset to the area's local economy. Such an argument could in fact be applied to numerous sites within the Borough, and the cumulative effect of such an approach would be detrimental to the area's economy. Furthermore, based upon marketing information attached to the application it appears that there is no other comparable office accommodation to let in the immediate vicinity – around this part of south Orpington/Green Street Green. The supporting Planning Statement provides a critical assessment of this location, although it may be argued that the offices benefit from generous parking provision, good access to the M25 and rail connections (at Orpington and Chelsfield), frequent bus services, and a diverse range of retail establishments providing a range of goods and services. Indeed the Transport Statement concludes that the site is well served by public transport.

It is therefore considered that the proposal conflicts with the Council's aim to safeguard a supply of land in the Borough to provide for the growth and development of business and industry. Of relevance, the findings of a study undertaken on behalf of the London Borough of Bromley by GVA Grimley in 2010 – "Economic Development & Employment Land Study" – and the Mayor of London's projections for job creation in the Borough emphasise the importance of ensuring a supply of business sites to meet future need.

The UK economy has been in recession and is currently characterised by sluggish growth. If residential development of the site is permitted then the business opportunities offered by the site will be lost permanently. It is Council policy to safeguard a supply of business land for the future growth and development of business industry.

### Housing and Amenity Issues

The UDP advises that the Council will seek to ensure the efficient use of the existing stock, including re-use of vacant buildings and conversion of existing buildings. However, this will be subject to achieving a satisfactory a high quality residential environment within the constraints of the existing building, and to generally comply with the other housing policies of the plan. The UDP also recognises that buildings formerly in non-residential uses, including accommodation over shops and vacant offices, can be important potential sources of additional housing. This requires a flexible approach to planning standards, particularly regarding density, car parking, amenity space and overlooking.

With regard to the nature of the proposed housing it is considered that the 8 flats sought will provide an adequate residential environment. The proposed balconies and outdoor amenity space will enhance the living environment, and the overall layouts of the flats may be considered acceptable (subject to Building Regulations approval). Furthermore, the revised landscaping and parking scheme should reduce overlooking in the direction of neighbouring dwelling at No 4 Glentrammon Road which is situated to the east of the site, although it has been calculated that

the distance from the balconies to this property would be approximately 60 metres. The provision of 1.5 spaces per unit (together with 2 visitor spaces) is considered acceptable.

However, the merits of converting existing uses to residential accommodation are qualified elsewhere in the UDP. In particular, policies EMP3, EMP5 and H12 advise that the conversion or redevelopment of offices for other uses will be permitted only where it can be demonstrated that there is no local shortage of office floorspace; there is no likely loss of employment resulting from the proposal; these are genuinely redundant; and full and proper marketing of the site confirms the unsuitability and financial non-viability of the site or premises for those uses.

Although it is accepted that this proposal will contribute toward local housing provision and will not adversely affect neighbouring amenity, it is considered that this does not outweigh the loss of the existing office floorspace particularly in view of the inability to demonstrate long-term vacancy in respect of the entire office floorspace, the reasonable occupancy level of these premises in recent years, and the loss of potential employment opportunities in the local area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02499, excluding exempt information.

as amended by documents received on 26.10.2012

## **RECOMMENDATION: PERMISSION BE REFUSED**

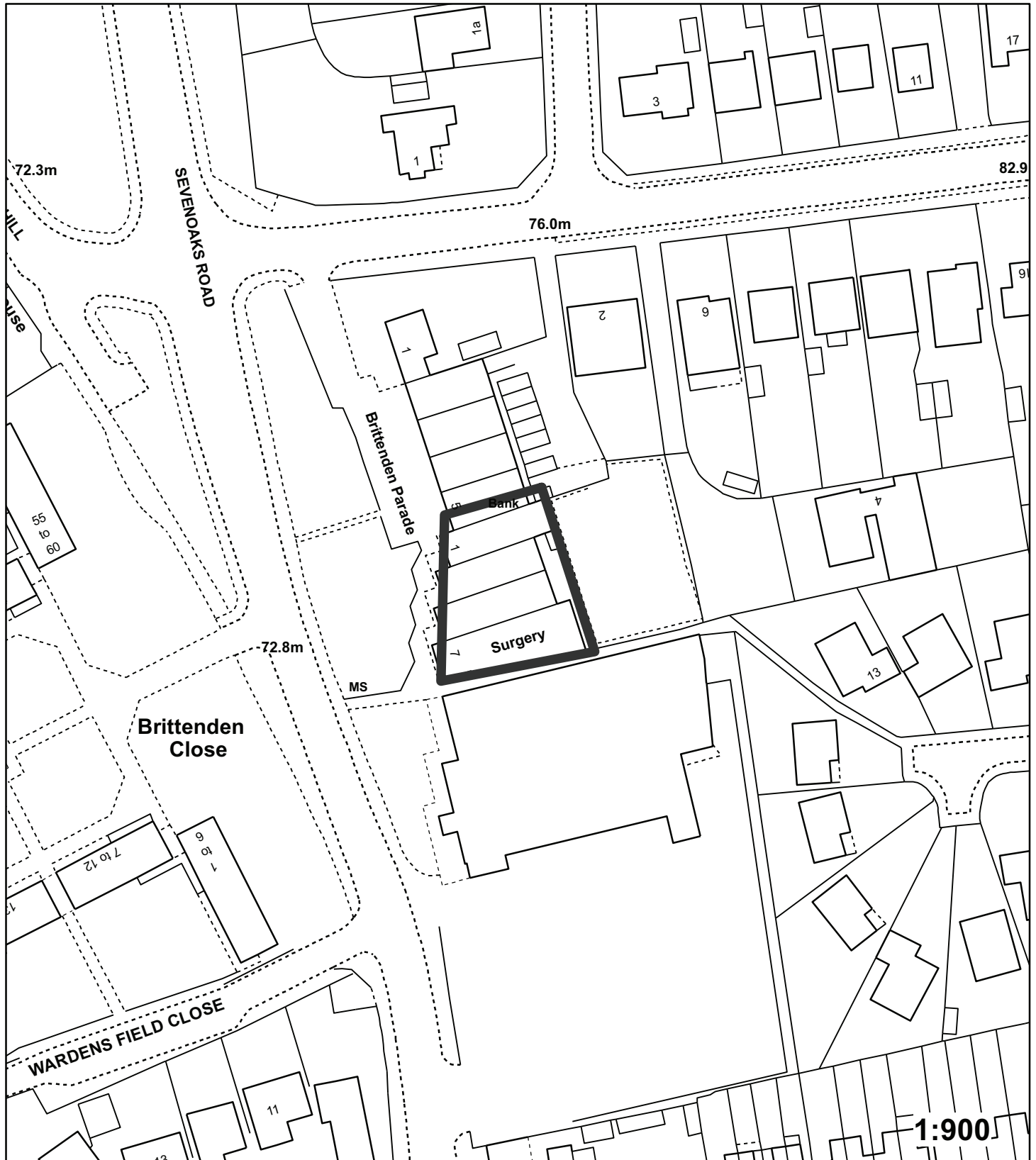
The reasons for refusal are:

- 1 In the absence of being able to demonstrate long-term vacancy, the reasonable occupancy level of these premises in recent years, and the loss of potential employment opportunities in the area, this proposal will lead to a loss of useable office floorspace within the Borough and would be contrary to Policies EMP3, EMP5 and H12 of the Unitary Development Plan which seeks to safeguard sufficient supply of office space in the Borough.

**Application:**12/02499/FULL1

**Address:** Hadlow House 9 High Street Green Street Green Orpington  
BR6 6BG

**Proposal:** Conversion of first and second floors from offices (Class B1) to 8 two bedroom self-contained flats (Class C3) including elevational alterations and provision of balconies to first and second floor rear elevations, together with reconfiguration of the existing car park and rear



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02504/FULL1

**Ward:**  
**Copers Cope**

**Address :** 8 Chancery Lane Beckenham BR3 6NR

**OS Grid Ref:** E: 537921 N: 169386

**Applicant :** Mr And Mrs Corby

**Objections :** YES

### **Description of Development:**

Change of use of part of ground floor from retail/office (Class A1/B1) and part of ground floor and first floor from 2 bedroom flat (Class C3) to 2 bedroom dwellinghouse (Class C3); elevational alterations; replacement single storey rear extension; insertion of rooflight in rear elevation

Key designations:

Conservation Area: Chancery Lane

Article 4 Direction

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Locally Listed Building

### **Proposal**

This proposal is for the change of use of part of ground floor from retail/office (Class A1/B1) and part of ground floor and first floor from 2 bedroom flat (Class C3) to 2 bedroom dwellinghouse (Class C3); elevational alterations; insertion of rooflight in rear elevation. In addition, the existing single storey rear extension is proposed to be demolished and rebuilt which would be of a similar scale to the existing extension.

The proposal originally included a single storey side/rear extension, however, on 8th October 2012 revised plans were submitted which removed this single storey side/rear extension.

On 19th October 2012 marketing information was received in the form of a letter from a commercial estate agents, a copy of an internal property registration book listing the property and property advertisement. Further information was requested from the estate agents on 25th October 2012 relating to how long the property was marketed for and whether it was offered on a rental basis, the contents of which shall be reported verbally if received.

## **Location**

The application site is a mid-terrace two storey locally listed building which is located within Chancery Lane Conservation Area and is subject to an Article 4 Direction. The property is currently comprised of a vacant retail/office (Class A1/B1) unit on the ground floor with 2 bedroom flat on part of the ground floor and first floor. The property is one in a small parade of commercial premises with what appears to be an on office at No. 4a, a financial services office at No. 6 (Class A2) and a barbers shop at No. 10 (Class A1). There is also a public house 'Jolly Woodman' in close proximity to the site.

Chancery Lane Conservation Area consists of a small group of cottages in both Chancery Lane and Limes Road, Beckenham and the buildings fronting the main roads that enclose these two streets. The area is highly distinct from its surroundings: it contains terraced and semi detached cottages of an intimate scale, often built close against the narrow streets with little or no garden space.

The character of Chancery Lane Conservation Area is derived from harmonious diversity and slow organic development. The designs and materials employed vary throughout the area, but combine to produce a piece of townscape with a common small-scale "village" atmosphere that it will be important to retain and develop. Within this common framework, Chancery Lane acts as the "High Street", with some small shops and the Jolly Woodman pub, a focus for the community. Houses constructed fronting the highway give it a more enclosed atmosphere. In contrast, Limes Road is a residential lane, curving behind the High Street. Here, several factors combine to create a rural atmosphere. Houses are set with their gables fronting the road, giving them a cottage style. Gardens are larger and planting more dominant. The road is only developed along one side and is very different in character from a formal urban street.

## **Comments from Local Residents**

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

- objection from No. 29a Chancery Lane on behalf of Chancery Lane and Limes Road Residents Association. Area is subject to Article 4 Direction recognising special character and importance of the mix of properties in the Conservation Area.
- maintaining mix of housing and commercial properties is essential to maintain special character of Conservation Area. Shops in Chancery Lane are an essential part of the micro-community providing local facilities and employment opportunities. Provide essential start-up opportunities for small businesses.
- shops are still viable as commercial premises.
- commercial shop front essential to community and conservation area.
- there have been a number of applications to convert from commercial to residential in conservation area recently which is short-termism at expense of long term future of conservation area with commercial premises lost permanently.



- result in loss of potential business premises for small businesses and entrepreneurs, limit growth opportunities, loss of local facilities, services and employment and change balance of the community.
- extensive work necessary to shop front of premises will result in congestion and associated problems. Road is one way and very narrow with severely restricted parking opportunities at present.

### **Comments from Consultees**

The Advisory Panel for Conservation Area state it would be preferred that the existing retail/commercial use be retained in line with SPG paragraph 3.2.

From a heritage perspective the shopfront is not original and if conditioned this proposed replacement would not alter the character and appearance of the building in any substantial way. The change of use is somewhat regrettable as the area is characterised by a mixture of uses but it is considered that this is primarily a planning issue as conservation area status is principally concerned with external appearance. No objections are raised in relation to the rooflight.

The Council's Highways Division were consulted who state the site is located to the north of Chancery Lane Beckenham. No car parking would be provided; however a parking stress survey carried out in December 2009, indicating that there are on-street parking spaces available for additional demand during the hours of maximum residential parking demand. Also the area has a moderate Public Transport Accessibility Level (PTAL) rate of 3 (on a scale of 1 – 6 with 6 being most accessible). Furthermore the development is similar in terms of parking demand and traffic generation; therefore on balance no objections are raised to the proposal.

### **Planning Considerations**

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  
 H1 Housing Supply  
 H7 Housing Density and Design  
 S5 Local Neighbourhood Centres, Parades and Individual Shops  
 T3 Parking  
 T18 Road Safety  
 EMP3 Conversion or Redevelopment of Offices

Supplementary Planning Guidance (SPG) 1 General Design Principles  
 Supplementary Planning Guidance (SPG) 2 Residential Design Guidance  
 Supplementary Planning Guidance (SPG) Chancery Lane Conservation Area

Policy 3.3 London Plan Increasing Housing Supply  
 Policy 3.4 London Plan Optimising Housing Potential  
 Policy 3.5 London Plan Quality and Design of Housing Developments

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

## **Planning History**

In 2004 under planning ref. 84/00607, permission was refused for rear of No. 6/8 and No. 10 Chancery Lane for rebuilding of 1st floor extension for office use.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Conservation Area and the impact that it would have on the amenities of the occupants of surrounding residential properties and whether the loss of a commercial unit is acceptable in this instance.

In terms of the change of use of the ground floor part retail unit to residential, Policy S5 is a key consideration in the determination of this application, it states:

“In local neighbourhood centres and shopping parades change of use from Class A1 (Shops) to other uses will be permitted provided that:

- (i) the use proposed contributes to the range of local services or the provision of local community facilities: and contributes to the vitality of the centre by providing a service or attracting visitors during shopping hours; or
- (ii) it can be demonstrated that there has been a long term vacancy and a lack of demand for Class A1 (Shops) use, as well as a lack of demand for service or community use before other uses are proposed”.

The applicant has submitted marketing information in order to overcome Policy S5 (ii). A letter from a commercial estate agent submitted states that they were instructed to commence marketing of the premises as a freehold for sale on 11th April 2011 which that applicant confirms was undertaken until March 2012. The letter states very little serious interest with no offers received on a purely subject to contract basis but several were received subject to contract and subject to planning permission i.e. purchasers seeking to convert the entire building to residential use. The letter states the limited interest received was due to the following factors:

- the site offers limited opportunity to commercial occupier or buyer due to lack of customer parking facilities.
- due to small scale of the ground floor unit it is unlikely to appeal to a substantial or established organisation.
- funding problems and limited bank lending in the current market.
- cannot be acquired by a private pension scheme (usually SIPP) as pension regulations do not permit involvement with residential property (on first floor of building).

No evidence has been submitted to indicate that the property was offered on a rental basis to potential occupiers nor was any information received to demonstrate there has been a lack of demand for Class A1 (retail) use or for service or community use.



The ground floor unit is described as retail/office (Class A1/B1) and as such Policy EMP3 is also a consideration in the determination of this application, it states:

“The conversion or redevelopment of offices for other uses will be permitted only where:

- (i) it can be demonstrated that there is no local shortage of office floorspace and there is evidence of long term vacancy despite marketing of the premises; and
- ii) there is no likely loss of employment resulting from the proposal”.

The ground floor unit is currently vacant and as such will not result in a loss of employment. Members are asked to consider whether sufficient information has been supplied to justify the loss of retail/office unit in this instance.

Paragraph 3.3 of the Chancery Lane Conservation Area SPG states “the area contains several uses, but is predominantly residential. It does include some retail frontages, both within Chancery Lane and on Bromley Road. The shop fronts remaining in Chancery Lane are generally of late 19th century origin and are in good condition. They contribute significantly to the appearance of the lane as a “Village High Street. The Council will resist proposals to replace such shop fronts with solid elevations”.

While the proposal will involve limited alterations to the property frontage and the shopfront is not an original feature, the SPG states the mixture of shop fronts and residential properties adds to the village feel of the area. The loss of the retail/office unit in this location would result in a discordant feature within this parade of commercial units may be considered to be detrimental to the character of the Conservation Area.

No objections are raised to the proposed alterations to the rear of the property these would not be visible for the streetscene and as such are not anticipated to impact detrimentally on the character of Conservation Area.

In terms of amenities of future occupants the proposed dwelling would be approximately 68.15 sq m which would be significantly less than the London Plan requirements for a 2 storey 2 bedroom 4 person house (the minimum size for a 2 storey house) of 83 sq m. The properties date back to the early 19th Century and are described by the Chancery Lane Conservation Area SPG as being of an “intimate scale, often built close against the narrow streets with little or no garden space”. As such the property is incomparable to modern 2 storey dwellings and would offer a similar level of amenity space, both internally and external, to neighbouring properties and as such is considered to be acceptable in this instance.

In summation, in the absence of further information the proposal has failed to satisfy the requirements of Policy S5 and EMP3 and as such it is considered that the loss of a retail/office unit is unacceptable in this instance. In addition, it may be considered that the loss of a commercial unit in this location would result in a discordant feature in this local parade and would detrimentally affect the

established 'village feel' of the Chancery Lane Conservation Area, contrary to its Supplementary Planning Guidance.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01982, excluding exempt information.

As amended by documents received on 08.10.12 and 19.10.12

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposal would result in the unacceptable loss of a retail/office unit contrary to Policy S5 and EMP3 of the Unitary Development Plan which would detrimentally affect the character of this local parade and the Chancery Lane Conservation Area, contrary to Supplementary Planning Guidance for the area.

## **INFORMATIVE(S)**

- 1 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)).

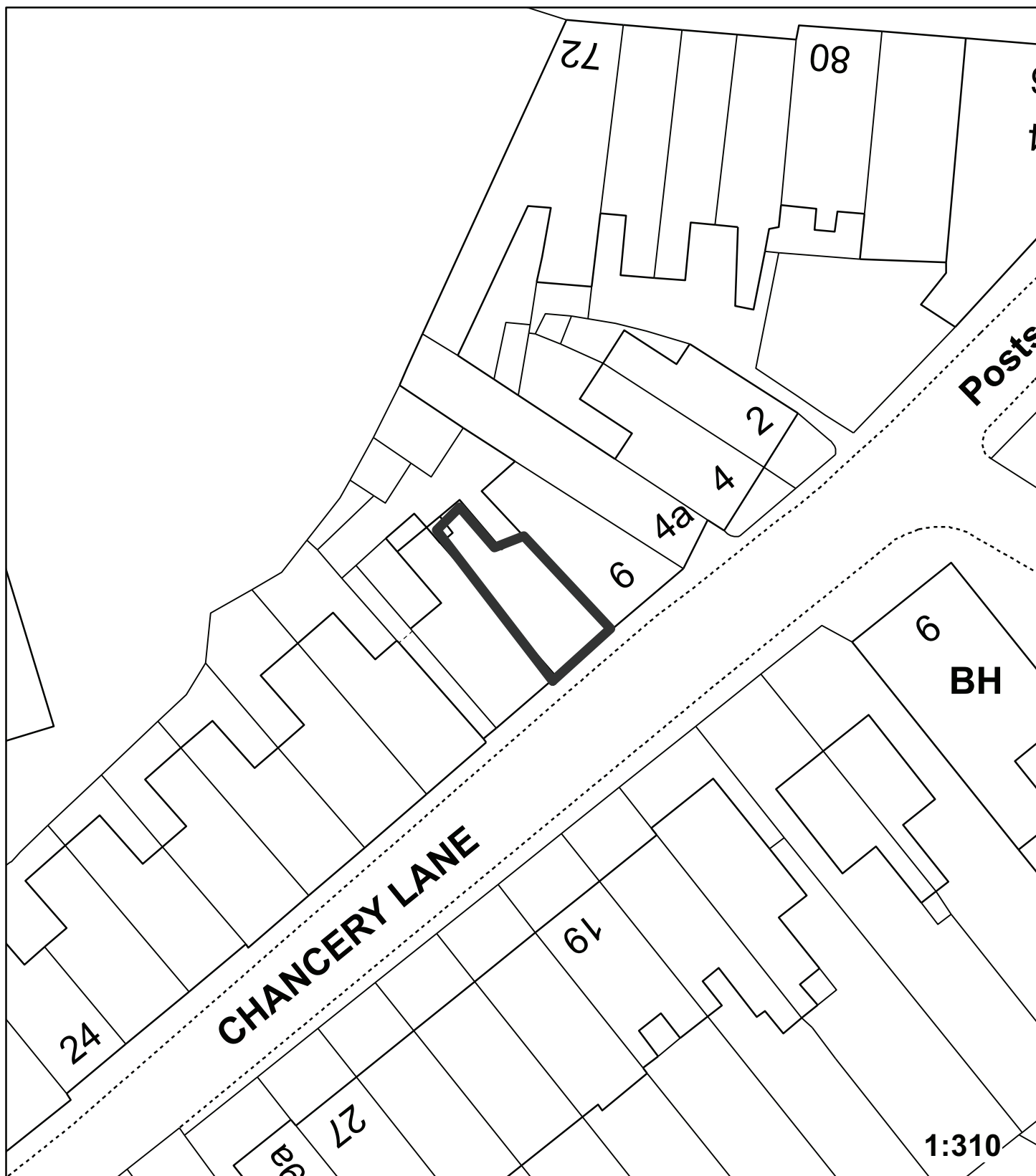
If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

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:**12/02504/FULL1

**Address:** 8 Chancery Lane Beckenham BR3 6NR

**Proposal:** Change of use of part of ground floor from retail/office (Class A1/B1) and part of ground floor and first floor from 2 bedroom flat (Class C3) to 2 bedroom dwellinghouse (Class C3); elevational alterations; replacement single storey rear extension; insertion of rooflight in rear



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02655/LBC

**Ward:**  
**Plaistow And Sundridge**

**Address :** Holy Trinity Convent School 81 Plaistow  
Lane Bromley BR1 3LL

**OS Grid Ref:** E: 541107 N: 169989

**Applicant :** Bellway Homes (Thames Gateway)

**Objections :** YES

### **Description of Development:**

Demolition of all the buildings on the site excluding the Listed School and Convent,  
The Stable Block and Gatehouse LISTED BUILDING CONSENT

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Chain  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Metropolitan Open Land  
Tree Preservation Order

**Joint report with application refs. 12/02443/FULL1, 12/02913/FULL2 and 12/02966/LBC**

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

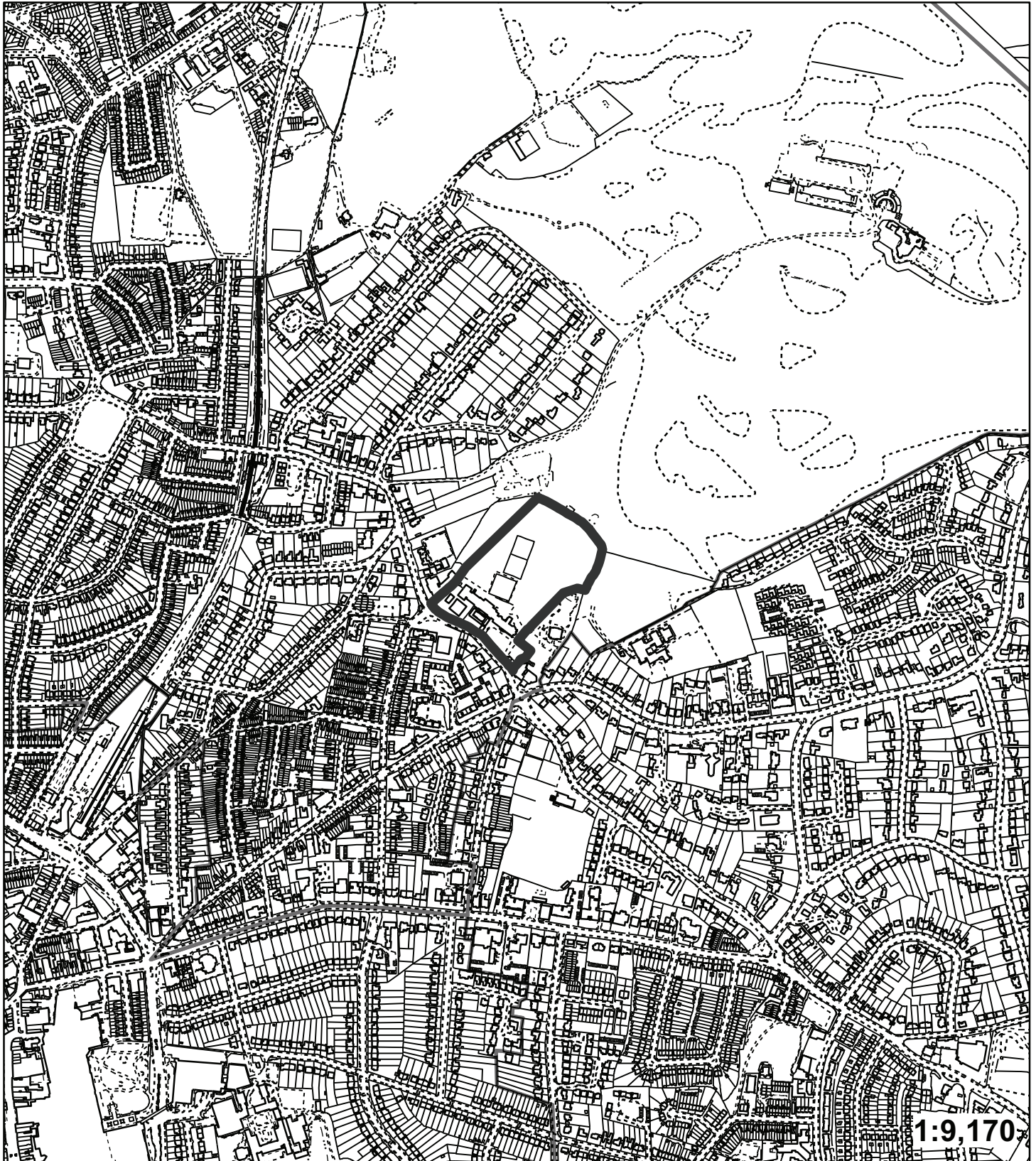
subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACG01  | Comm.of dev-Listed Building and Con.Area |
|   | ACG01R | Reason G01                               |
| 2 | ACG03  | Stability during partial demolition      |
|   | ACG03R | Reason G03                               |

**Application:**12/02655/LBC

**Address:** Holy Trinity Convent School 81 Plaistow Lane Bromley BR1 3LL

**Proposal:** Demolition of all the buildings on the site excluding the Listed School and Convent, The Stable Block and Gatehouse LISTED BUILDING CONSENT



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"



## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02752/FULL1

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

**Address :** Terrance House 151 Hastings Road  
Bromley BR2 8NQ

**OS Grid Ref:** E: 542471 N: 165893

**Applicant :** Osman Lettings

**Objections :** YES

### **Description of Development:**

Elevational alterations to front of building. Reorganisation of front and rear car parking areas with associated hard and soft landscaping and new refuse store. Demolition of existing garage and construction of 6 bay garage block at rear of site.

Key designations:

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

### **Proposal**

- The proposal seeks permission for elevation alterations to front of building which will result in a more modern appearance. It is proposed to replace the existing windows and tile cladding to the front of the building will be replaced with new aluminium windows and a panel façade to the front, together with aluminium cladding to the front and partly to the side elevations. New signage is also proposed to the ground floor commercial units.
- It is also proposed to reorganise the front and rear car parking areas with associated hard and soft landscaping and a new refuse store. This will involve the demolition of the existing garage and construction of a 6 bay garage block at the rear of site.
- The proposed garage block will measure approximately 16.2 metres in width, 6.3 metres in depth, 2.2 metres in height to the eaves and 3.5 metres to the ridge, providing parking for 6 cars.
- The bin store will measure approximately 8.6 metres in width, 2.8 metres in depth, and a maximum height of 3.2 metres with a slightly sloped roof from front to rear.

- The proposed cycle store will measure approximately 9.8 metres in width, 2.3 metres in depth, and will have a maximum height of 4.15 metres with a sloping roof. The cycle storey will provide parking for 6 bicycles.

## **Location**

The application site is located on the eastern side of Hastings Road, opposite the junction for Cherry Orchard Road and close to the junction with Knowle Road. The site hosts a three storey commercial building.

## **Comments from Local Residents**

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

- garden faces onto this car park and the garages will restrict view immensely;
- reduction of light to neighbouring houses;
- garages will be far too high;
- proposal would be unsightly and inappropriate in the residential area;
- siting of the garages is too close to residential properties;
- will enable intruders to enter neighbouring properties;
- will be unable to maintain fence;
- height of roof will result in a closed-in feeling;
- outlook from garden will be severely hampered;
- there will be a void between fence and proposed garage which could result in people dumping rubbish;
- believe this is a further step to people living at the site;
- already put up with continual noise from the car park, day and night;
- have put up with a lot but this application is a step too far;
- should not be expected to look at this construction everyday – it will look like an industrial site.

## **Comments from Consultees**

Highways Engineer stated that the front car parking arrangement is too tight, but pragmatically is acceptable. Rear car parking is also satisfactory, and the cycle parking is welcomed.

## **Planning Considerations**

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

BE1 Design of New Development  
T3 Parking  
T7 Cyclists  
T18 Road Safety

Supplementary Planning Guidance 1 – General Design Principles



## Supplementary Planning Guidance 2 – Residential Design Guidance

### National Planning Policy Framework

#### Planning History

In 2002, permission was refused for detached building for storage at rear under ref. 02/00614 for the following reasons:

1. The proposed building would result in an overdevelopment of the site and be prejudicial to the present car parking servicing area and refuse storage facilities contrary to Policy T.5 of the adopted Unitary Development Plan and Policy T3 of the first deposit draft Unitary Development Plan (March 2001); and
2. The proposed building being detached and not associated with any existing use or premises would be capable of severance and is without adequate site area to be adequately served in isolation.

Permission was then granted under ref. 02/01627 for a block of three garages.

Permission was more recently granted under ref. 07/03742 for the conversion of first and second floors into 1 two bedroom and 2 three bedroom flats and creation of 11 car parking spaces at rear, however it is not clear from the Building Regulations history of the site, nor the application documentation, whether this change of use has taken place.

#### Conclusions

Members may consider that 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 terms of the proposed elevation alterations to the front and part side elevations of the host dwelling, it is noted that the appearance of the existing building does not benefit from any significant architectural merit and according to the application documentation the existing elevation is a typical 1960s building, unattractive and in poor condition, that is featureless and in need of refurbishment. As such, it is considered that the proposed finish to the front elevation will result in a more modern appearance, bringing the building more up-to-date with current building appearances.

The location and appearance of the proposed cycle store and bin store is considered acceptable and unlikely to have any detrimental impact upon the amenities of residents of nearby properties, and in fact should improve the existing site layout.

Whilst it is noted that the proposed garage block for parking of cars along the rear of the site will be close to the property boundary shared with the residential properties along the rear of the site, located within Knowle Road, Members will

need to carefully consider whether the impact of the structure upon the visual and residential amenities of residents who live along Knowle Road would be detrimental enough as to warrant refusal of the application. The proposed building will measure approximately 3.5 metres in height and will be located directly adjacent to the rear property boundary of the site, which is directly adjacent to the side property boundary of Number 5 Knowle Road and the rear property boundary of 1a Knowle Road. Members may therefore wish to consider whether the proposed height of the structure at approximately 1.5 metres higher than the height of a standard fence along a side property boundary, such as the existing fence along the side boundary of 5 Knowle Road, is likely to lead to an overbearing impact upon the residents of these properties or whether on balance with the inclusion of a pitched roof away from the property boundary, this structure is acceptable.

Having had regard to the above Members may consider that the proposed alteration to the front elevation of the host building is acceptable as it will result in a proposed finish to the building that would appear more modern when compared to the existing appearance of the building, and in addition, whether the siting and size of the proposed garage block to the rear of the site would be acceptable or would result in a significant loss of amenity by reason of loss of outlook, light and visual and residential amenity to local residents along Knowle Road.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02752, 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 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |
| 4 | ACH04  | Size of parking bays/garages             |
|   | ACH04R | Reason H04                               |
| 5 | ACH22  | Bicycle Parking                          |
|   | ACH22R | Reason H22                               |
| 6 | ACH32  | Highway Drainage                         |
|   | ADH32R | Reason H32                               |

## **Reasons for granting permission:**

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

- |     |                           |
|-----|---------------------------|
| BE1 | Design of New Development |
| T3  | Parking                   |
| T7  | Cyclists                  |

T18 Road Safety

Supplementary Planning Guidance 1 – General Design Principles

Supplementary Planning Guidance 2 – Residential Design Guidance

National Planning Policy Framework

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

- (a) the appearance of the development in the street scene;
- (b) the Transport policies of the development plan;
- (c) the character of the development in the surrounding areas;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

**Application:**12/02752/FULL1

**Address:** Terrance House 151 Hastings Road Bromley BR2 8NQ

**Proposal:** Elevational alterations to front of building. Reorganisation of front and rear car parking areas with associated hard and soft landscaping and new refuse store. Demolition of existing garage and construction of 6 bay garage block at rear of site.



## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02821/FULL1

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

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

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

**Applicant :** Langley Park School For Boys

**Objections :** YES

### **Description of Development:**

Installation of 8 floodlights to all weather sports pitch

Key designations:

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

### **Proposal**

Permission is sought for the installation of 8 floodlights to the existing all weather sports pitch, supported on 13.5m high columns.

The application is accompanied by a planning report which makes the following points:

- permission has been granted for the artificial pitch under ref. 10/02094
- application includes horizontal illumination measured over the pitch with a spill lighting aspect.
- the floodlights would enable the use of the pitch in winter months with approximate usage listed as :
  - Monday to Friday – school use (30-80 pupils per session) from mid-October to mid February from 15:45-18:00.
  - Monday-Thursday – Hockey Club (30-50 people) from July to April from 19:00-22:00.
  - Saturdays – Hockey Club (30-50 people) from September to April up until 18:00.

- ecological surveys have been undertaken with the site not found to be of high intrusive ecological value
- two bat surveys have been undertaken and demonstrated that there are no significant bat habitats which would be affected by the design or luminance of the floodlights.

## **Location**

- The application site is a multi use games area within the grounds of Langley Park Boys School.
- The site is directly adjacent to Langley Park Girls School to the east and the railway line to the west, beyond which are residential properties.
- The site is designated as Metropolitan Open Land, which includes the entire school grounds.
- 

## **Comments from Local Residents**

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

- concern about later usage of the games area and the consequences on noise. At present children can be heard using the facility.
- changes may be seen from the property, particularly in winter months.

## **Comments from Consultees**

Environmental Health raises no objection subject to a limitation on the hours of lighting.

There are no technical Highway objection.

The Crime Prevention Design Advisor raises no objection.

## **Planning Considerations**

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

BE1 Design of New Development  
 NE5 Protected Species  
 NE7 Development and Trees  
 G2 Metropolitan Open Land  
 L1 Outdoor Recreation and Leisure  
 C1 Community Facilities  
 C7 Education and Pre-School Facilities  
 ER10 Light Pollution

London Plan Policies:

3.19 Sports Facilities

- 7.17 Metropolitan Open Land
- 3.18 Education facilities

The National Planning Policy Framework – 2012

### **Planning History**

There is significant planning history at the school, the most relevant of which is listed below:

09/02264/FULL1 - Demolition of secondary school building (with retention and refurbishment of two storey Phythian and single storey Raeburn Buildings) and construction of new secondary school of up to two storeys in height including 473 seat performance space / 9 court indoor sports hall / replacement two storey air training corps building / grass playing field / detached ancillary buildings for sprinkler housing gas and chemical stores refuse storage covered bicycle parking relocated substation / car parking and pick up and drop off areas with alterations to pedestrian and vehicular access along Hawksbrook Lane / with associated ancillary development including playground areas balancing ponds for surface water attenuation and landscaping (changes to previous scheme under ref 08/01372 including adjustments to footprint and alterations to appearance of main school building including performance space and reduction in seating capacity of performance space / deletion of all weather pitch and playground adjacent to Girls School and of first roundabout on Hawksbrook Lane / addition of balancing ponds and various detached ancillary buildings) – permitted

10/02094/FULL1 – All weather sports pitch, 4m high perimeter mesh fence, storage shed, storage tank, pump house and store/ dugout with TV platform – permitted

10/03432/FULL1 – 4 court sports hall, sprinkler tank, pump housing and chemical and gas stores amendments to scheme permitted under ref. 09/02264 for replacement secondary school buildings - smaller sports hall and revised siting of other structures, with revised landscaping – permitted

From an arboricultural perspective, there are no objections.

### **Conclusions**

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

It is considered that the proposals accords with policy L1 which states that proposals for outdoor recreational uses on MOL will be permitted where they constitute an appropriate development on land as defined in policy in G2. The outdoor pitch was approved under ref. 10/02094, where a large redevelopment of the school (ref. 09/02264 required the provision of an artificial pitch.



The pitch has been constructed and is now complete. It is proposed to erect 8 no. 13.5m columns, 4 to each side of the pitch equally spaced apart, topped with flood lights.

With regard to the acceptability of the lighting, the site is located within Metropolitan Open Land, where Policy G2 requires the openness and visual amenity of the MOL not to be injured by any proposals within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials or design.

The artificial pitch is well screened from surrounding view points with large mature trees. In terms of visibility, although measuring 13.5m high, the columns are of a slim design which clearly related to the use of the artificial pitch, where floodlights are often characteristic.

The lights and columns themselves are considered to be of an acceptable design which would not appear incongruous within the MOL setting, and would have clear associations to the context of the school site. No public rights of way run through the sports site and it is unlikely that it would be visible from public view.

It is therefore considered that there would be no harm to the MOL setting and the proposals would enhance the useability of an existing outdoor recreational/sporting facility.

With regard to the impact of the lighting, the nearest residential properties are those located on South Eden Park Road. The artificial pitch is set at an angle to the boundary, meaning that the rear garden boundaries of these properties are located between 35 to over 60 metres from the edge of the pitch. They are separated by the railway line and lines of trees.

The floodlights are shown as being angled 45 degrees down with shields around each lamp, thereby reducing glare and outward light spill. This is supported by the Bat Conservation Trust/ Natural England as it restricts horizontal glare.

A light spill plan has also been provided which shows that the lighting from each column would extend beyond the artificial pitch but with the glare reducing as the light travels away. The plan shows the maximum light spill as reaching the railway line, although it should be noted that this would be low level light, rather than direct light from the columns due to the cap on the lights which directs the light beam down to the ground. The spill plan demonstrates that these levels would be similar to natural moonlight.

In terms of the visibility, there is a heavy landscape buffer beyond the rear boundaries of the gardens on South Eden Park Road, where the lighting is not considered to be detrimental to residential amenity. Whilst in winter months there would be a less dense buffer, given the physical separation distances between the dwellings and artificial pitch it is considered that the lighting would be of an acceptable impact. A condition is recommended for the hours of use of the lighting. It is noted however, that the use of the artificial pitch does not have a restriction on the hours of operation.



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.

Having had regard to the above it was considered that the siting, size and design of the proposed floodlights is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Metropolitan Open Land or natural habitat.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC07      Materials as set out in application  
ACC07R      Reason C07
- 3      ACK01      Compliance with submitted plan  
ACC01R      Reason C01
- 4      The floodlights hereby approved shall not be illuminated no later than 22:00 hours on Monday-Thursday, 18:00 on Friday-Saturday and not at all on Sundays or bank holidays, without the prior consent in writing of the Local Planning Authority.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the amenities of occupants of nearby residential properties.

- 5      Prior to the commencement of the development hereby approved, details of the floodlighting (including any baffle features) and any other means of external lighting to the site shall be submitted to and agreed in writing by the Local Planning Authority. The external lighting shall then be installed in accordance with the agreed details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

**Reason:** In the interests of amenity and site security and to comply with Policy BE1 of the Unitary Development Plan.

- 6      The flood lighting hereby permitted shall be angled downwards at all times.

**Reason:** In the interests of residential amenity and to comply with Policy BE1 of the Unitary Development Plan.

- 7      A screening scheme shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of the lights being installed, showing screening from the effects of glare to residential properties abutting the site. The development shall then be carried out and retained in accordance with the agreed details.

**Reason:** To comply with Policies BE1 and ER10 of the Unitary Development Plan and to minimise the visual impact of the lighting upon adjacent residential properties and to enable the Council, in conjunction with the applicant, to assess the extent and form of necessary screening.

- 8      Prior to the commencement of works, a scheme which details the automatic turn off of floodlighting at the end of the permitted hours of use shall be

submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved scheme.

**Reason:** In the interests of residential amenity and to comply with Policy BE1 of the Unitary Development Plan.

9 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

NE5 Protected Species

NE7 Development and Trees

G2 Metropolitan Open Land

L1 Outdoor Recreation and Leisure

C1 Community Facilities

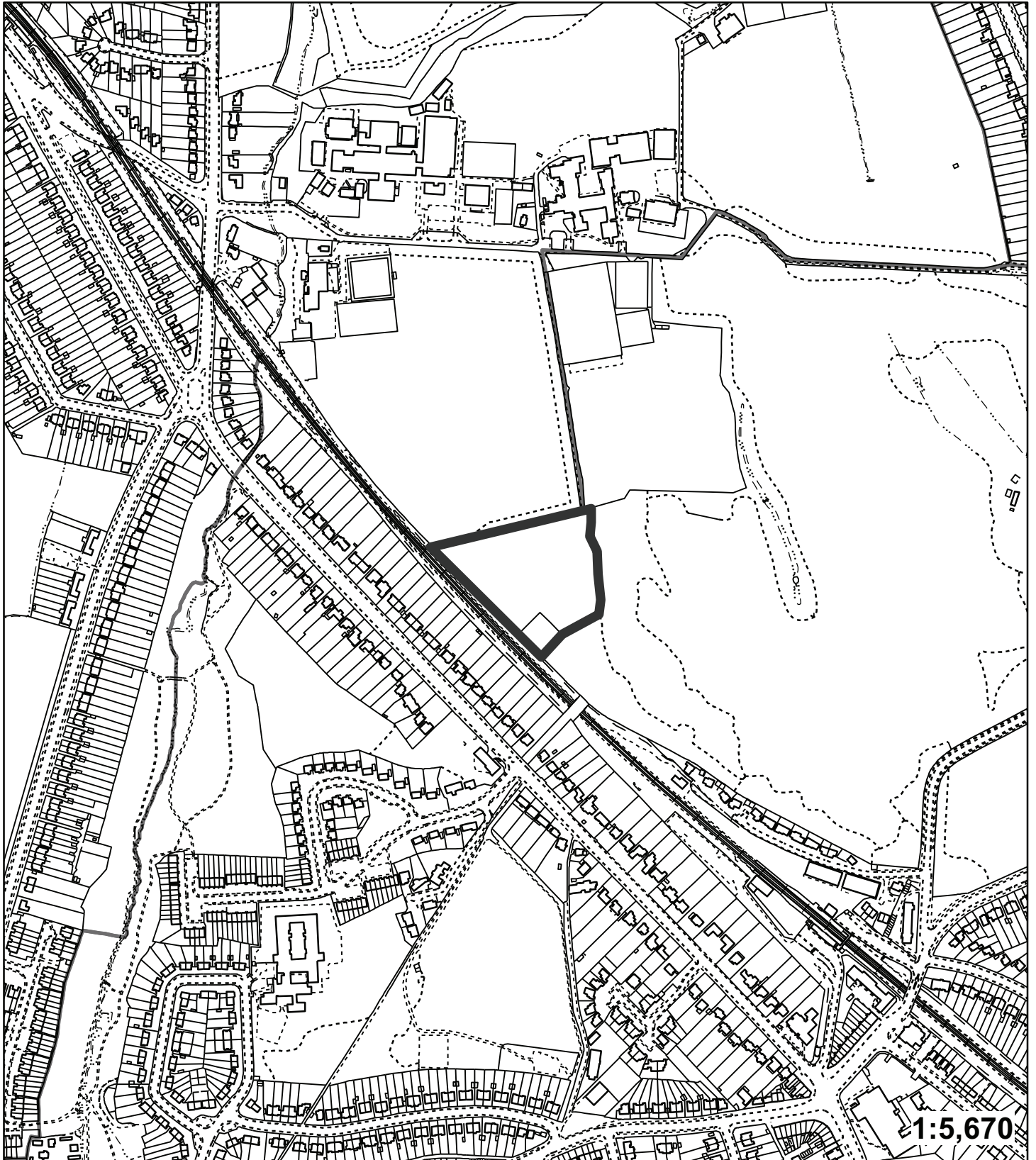
C7 Education and Pre-School Facilities

ER10 Light Pollution

**Application:**12/02821/FULL1

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

**Proposal:** Installation of 8 floodlights to all weather sports pitch



"This plan is provided to identify the location of the site and  
should not be used to identify the extent of the application site"

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## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02839/FULL6

**Ward:**  
Cray Valley West

**Address :** 222 Chislehurst Road Orpington BR5  
1NR

**OS Grid Ref:** E: 545575 N: 167830

**Applicant :** Mr Mevlut Babaoglu

**Objections :** NO

### **Description of Development:**

Roof alterations, part one/two storey side and rear extension with front and rear dormers, first floor front extension and elevational alterations

Key designations:

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

### **Proposal**

The proposal involves the following works:

- first floor side extension over existing “cat slide” roof along northern end of existing dwelling
- two storey side extension projecting approximately 5.1m from existing northern elevation of dwelling which will adjoin aforementioned first floor extension

### **Location**

The site is prominently situated at the corner of Chislehurst Road and Poverest Road and forms one of four dwellings fronting the roundabout connecting those roads. The site falls within the Petts Wood Area of Special Residential Character and adjoins the Chislehurst Road, Petts Wood Conservation Area which is situated to the north.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and at the time of writing no representations had been received.

## **Comments from Consultees**

Not applicable

## **Planning Considerations**

Policies BE1, BE13, H8 and H10 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 safeguard the amenities of neighbouring properties; ensure that new development preserves or enhances the settings of adjoining conservation areas; and ensure that development within Areas of Special Residential Character respects its established character and appearance.

## **Planning History**

There is no significant planning history relating to the application property.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character and appearance of the host dwelling, and the wider Petts Wood Areas of Special Residential Character and adjoining Chislehurst Road, Petts Wood Conservation Area.

As noted above the application site is prominently situated at the junctions of Chislehurst Road and Poverest Road and adjoins the roundabout linking those roads. The existing dwelling is of modest form, incorporating a “cat slide” roof sloping in the direction of Poverest Road. This contributes to the open setting characterising the site and emphasises the generous spatial standards characterising the surrounding area.

In contrast to the existing development, the proposed addition will diminish the open setting associated with the application site and lead to a more cramped form of development within the site. Although some form of extension may be deemed acceptable within the site, it is considered that the design of this proposal will appear at odds with the host dwelling, appearing as a “add-on” and undermining its original form and character.

Particular concerns are raised specifically in relation to the proposed first floor element which will not only serve to undermine the spatial characteristics of the area by virtue of its bulk and projection, but which will also appear out of character by reason of its first floor layout and unusual roof configuration which will appear prominent from surrounding roads.

Background papers referred to during production of this report comprise all correspondence on file ref: 12/02839, excluding exempt information.

as amended by documents received on 08.10.2012

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed two storey side extension, in particular the first floor element, is harmful to the spatial standards of the area, poorly related to the host dwelling and thereby harmful to the appearance of the host dwelling, and the wider Petts Wood Areas of Special Residential Character and adjoining Chislehurst Road, Petts Wood Conservation Area, as such contrary to Policies BE1, BE13, H8 and H10 of the Unitary Development Plan.

### **INFORMATIVE(S)**

- 1 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:**12/02839/FULL6

**Address:** 222 Chislehurst Road Orpington BR5 1NR

**Proposal:** Roof alterations, part one/two storey side and rear extension with front and rear dormers, first floor front extension and elevational alterations





## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02913/FULL2

**Ward:**  
**Plaistow And Sundridge**

**Address :** Holy Trinity Convent School 81 Plaistow  
Lane Bromley BR1 3LL

**OS Grid Ref:** E: 541107 N: 169989

**Applicant :** Bellway Homes (Thames Gateway)

**Objections :** YES

### **Description of Development:**

Change of use of former school and convent from Class D1 non-residential institution to Class C3 residential use with internal and external alterations and roof extension to provide 20 residential units, refurbishment and extension of The Gatehouse as 1 residential dwelling and refurbishment of the Stable block as 2 residential dwellings

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Chain  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Major Development Sites  
Tree Preservation Order

**Joint report with application refs. 12/02443/FULL1, 12/02655/LBC and 12/02966/LBC**

### **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 | ACC02  | Sample brickwork panel                   |
|   | CC02R  | Reason C02                               |
| 4 | ACC05  | Brickwork patterning                     |
|   | ACC05R | Reason C05                               |
| 5 | ACC06  | Mortar details                           |

- |   |        |  |
|---|--------|--|
|   | ACC06R | Reason C06                               |
| 6 | ACD02  | Surface water drainage - no det. submitt |
|   | ADD02R | Reason D02                               |
| 7 | ACH16  | Hardstanding for wash-down facilities    |
|   | ACH16R | Reason H16                               |
| 8 | ACH22  | Bicycle Parking                          |
|   | ACH22R | Reason H22                               |
| 9 | ACI02  | Rest of "pd" Rights - Class A, B,C and E |

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

- |    |        |  |
|----|--------|--|
| 10 | ACI20  | Lifetime Homes Standard/wheelchair homes |
|    | ADI20R | Reason I20                               |
| 11 | ACI21  | Secured By Design                        |
|    | ACI21R | I21 reason                               |
| 12 | ACL03  | Site wide Energy statement               |
|    | ACL03R | Reason L03                               |

### **Reasons for permission:**

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

#### **UDP**

- H1 Housing supply
- H2 Affordable housing
- H7 Housing density and design
- T1 Transport demand
- T2 Assessment of transport effects
- T3 Parking
- T5 Access for people with restricted mobility
- T6 Pedestrians
- T7 Cyclists
- T18 Road safety
- BE1 Design of new development
- BE7 Railings, boundary walls and other means of enclosure
- BE8 Statutory Listed Buildings
- NE3 Nature Conservation and Development
- NE5 Protected Species
- NE7 Development and Trees
- NE8 Conservation and Management of trees and woodlands
- NE12 Landscape Quality and Character
- G2 Metropolitan Open Land
- G6 Land adjoining Green Belt or Metropolitan Open Land
- G7 South East London Green Chain
- IMP1 Planning Obligations

#### **London Plan**

- 2.6 Outer London: Vision and Strategy
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential

- 3.5 Quality and design of housing developments
- 3.6 Children and young peoples play and informal recreation facilities
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.9 Overheating and cooling
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.17 Metropolitan Open Land
- 8.2 Planning Obligations.

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area including the South East London Green Chain
- (c) the impact of the proposal on the openness and visual amenities of the Metropolitan Open Land
- (d) the need for very special circumstances to justify inappropriate development in Metropolitan Open Land
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the impact of the proposal on the setting and heritage interest of the listed buildings
- (g) the safety and security of buildings and the spaces around them
- (h) accessibility to buildings
- (i) the affordable housing policies of the Development Plan regarding
- (j) the policies of the Development Plan regarding planning obligations
- (k) the design policies of the development plan
- (l) the transport policies of the development plan
- (m) the energy efficiency and sustainable development policies of the Development Plan

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering.

## SECTION '2' – Applications meriting special consideration

**Application No :** 12/02966/LBC

**Ward:**  
**Plaistow And Sundridge**

**Address :** Holy Trinity Convent School 81 Plaistow  
Lane Bromley BR1 3LL

**OS Grid Ref:** E: 541107 N: 169989

**Applicant :** Bellway Homes (Thames Gateway)

**Objections :** YES

### **Description of Development:**

Internal and external alterations and extension of former school and convent building to provide 20 flats, refurbishment and extension of the Gatehouse as 1 residential dwelling and refurbishment of the Stable block as 2 residential dwellings  
**LISTED BUILDING CONSENT**

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Chain  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Metropolitan Open Land  
Tree Preservation Order

**Joint report with application refs. 12/02443/FULL1, 12/02655/LBC and 12/02913/FULL2**

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

subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACG01  | Comm.of dev-Listed Building and Con.Area |
|   | ACG01R | Reason G01                               |
| 2 | ACG11  | Matching internal and external materials |
|   | ACG11R | Reason G11                               |

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## SECTION '2' – Applications meriting special consideration

**Application No :** 12/03014/FULL6

**Ward:**  
**Bickley**

**Address :** 29 Bird In Hand Lane Bickley Bromley  
BR1 2NA

**OS Grid Ref:** E: 541890 N: 168971

**Applicant :** Mr And Mrs A Stanton

**Objections :** NO

### **Description of Development:**

Part one/two storey side and rear extension and roof alterations to incorporate rear dormer.

Key designations:

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

### **Proposal**

Permission is sought for a part one, part two storey side extension, a rear dormer and a single storey rear extension.

The side element has a width of 2.55 metres at ground floor level and 1.9 metres at first floor level, with the first floor part set ion by 2 metres at the front and 0.65 metres from the side. A side space of between 1.2 metres to the front elevation and 2.4 metres at the rear of the ground floor and between 2 metres to the front elevation and 3 metres to the rear of the first floor level. A hipped roof is proposed which is set at 0.5 metres below the existing ridge line and 2 metres subservient to the existing front roof slope.

The rear extension adjoins the side extension and has a depth of 3.5 metres, a total width of 9.2 metres to the flank wall of the two storey element, and a height of between 2.8 metres and 3.8 metres.

The rear dormer has a width of 5.1 metres and is set below the ridge line of the existing roof and to the ridge line of the proposed roof over the two storey element. The submitted drawings indicate that the roof space is to accommodate a single bedroom.

### **Location**

The application site is located to the western edge of Bird In Hand Lane and forms the corner site with Nightingale Lane. The site features a two storey semi-detached dwelling and is not located within a Conservation Area or Area of Special Residential Character.

### **Comments from Local Residents**

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

However, Members should be aware that one objection was received from the adjoining neighbour to a previous application for a similar, larger scheme that was withdrawn earlier this year. This can be summarised as follows:

- the garden of No.25 will be overlooked with no privacy to the rear garden.
- living conditions will suffer drastically and the adjoining resident at No.25 will no longer have any enjoyment of the rear garden.
- the structure is large and will result in a loss of light and overshadowing.
- the design of the extension is overbearing, out of scale and out of character when compared to other nearby properties.
- the residents of No.25 will suffer a loss of existing views of the neighbourhood and residential amenity will suffer.
- the density is high and unacceptable, representing an overdevelopment of the site and a loss of garden area.
- there will be a visual impact from the development.

### **Comments from Consultees**

No consultations were undertaken for this application.

### **Planning Considerations**

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

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

Supplementary Planning Guidance 1 – General Design Principles (SPG1)  
Supplementary Planning Guidance 2 – Residential Design Guidance (SPG2)

### **Planning History**

Application ref. 02/04394 granted permission for a single storey front and side extension.

Application ref. 02/04459 refused permission for a detached four bedroom dwelling. This was located to the rear of the gardens of No.27 and No.29 and was



subsequently dismissed at appeal on the grounds that the development would have a detrimental impact upon the character of the area.

A Certificate of Lawfulness for a Proposed Development ref. 10/02387 was refused for a tree house in the rear garden.

Most recently application ref. 12/01244 for a part one, part two side and rear extension with rear dormer was withdrawn.

## **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 Council's SPG 2 advises that where side extensions are deemed acceptable it is good practice to set them back from the façade of the building to give the original elevation due prominence, whilst Policy H9 requires a minimum of a 1 metre side space for proposals of two or more storeys for the full height and length of the extension, with corner properties expected to achieve a higher level of separation.

The proposal consists of a two storey side extension to a corner property and as such consideration must be given as to whether adequate side space has been provided in order to preserve the spatial characteristics of the area and the site. In this regard, the proposal features a first floor level that is set back from both the front and flank elevations in order to achieve a higher degree of separation at first floor level. Members should also note that the boundary to Nightingale Lane is also set at an angle that increases the existing side space from the front to the rear of the property.

The two storey element does not extend beyond the existing rear elevation and at this point there is a 2.4 metre side space at ground floor level and a 3 metre side space at first floor level. The site narrows to the front elevation, where a 1.2 metre side space is achieved at ground floor level and 2 metres at first floor level. The first floor part is set 2 metres back from the principle elevation of the dwelling with the ground floor set back some 0.45 metres. This subservience is continued at roof level with the front roof slope of the extension being 2 metres back from the existing dwelling and the ridge line being set 0.5 metres below the existing highest part of the roof.

It is therefore considered that the two storey element is subservient to the host dwelling and will provide a side space of between 2 metres and 3 metres at first floor level with a minimum of 1.2 metres at ground floor level. Therefore, it is considered that the proposal would not result in a detrimental impact upon the existing spatial standards of the area or the amenities of adjoining and nearby residents.

To the rear the extension has a depth of 3.5 metres and it is noted that the boundary to No.27 currently features tall planting. Given that the application site is set due north of No.27 it is not considered that there would be any impact upon the

daylight received to the current or future residents of that property and that the proposed depth would be in keeping with a semi-detached dwelling of this size. Whilst there would be an impact in terms of the outlook and visual amenities of the residents of No.27, a separation of 0.3 metres is allowed for to the boundary and it is not considered that the resulting impact would be to a detrimental level and this element is therefore acceptable.

The rear dormer is not considered to be excessive or unusual in terms of the proposed scale, size and design. The lowest edge would be set away from the existing eaves with the upper edge being set 0.5 metres below the existing ridge line. Whilst overlooking would occur due to the presence of the proposed window, it is not considered that this would be to a substantially greater degree than the existing first floor rear windows.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 12/03014 and 12/01244, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |                      |            |
|---|--------|--|----------------------|------------|
| 1 | ACA01  | Commencement of development within 3 yrs |                      |            |
|   | ACA01R | A01 Reason 3 years                       |                      |            |
| 2 | ACC04  | Matching materials                       |                      |            |
|   | ACC04R | Reason C04                               |                      |            |
| 3 | ACI13  | No windows (2 inserts)                   | first floor northern | two storey |
|   |        | side extension                           |                      |            |
|   | ACI13R | I13 reason (1 insert)                    | BE1                  |            |
| 4 | ACK01  | Compliance with submitted plan           |                      |            |
|   | ACC01R | Reason C01                               |                      |            |
| 5 | AJ02B  | Justification UNIQUE reason OTHER apps   |                      |            |

Policies (UDP)

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

Supplementary Planning Guidance 1 – General Design Principles  
Supplementary Planning Guidance 2 – Residential Design Guidance

**Application:**12/03014/FULL6

**Address:** 29 Bird In Hand Lane Bickley Bromley BR1 2NA

**Proposal:** Part one/two storey side and rear extension and roof alterations to incorporate rear dormer.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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

**Application No :** 12/02009/FULL6

**Ward:**  
Chislehurst

**Address :** 22 Grove Vale Chislehurst BR7 5DS

**OS Grid Ref:** E: 543177 N: 170921

**Applicant :** Mr Anthony Jenkins

**Objections :** YES

### **Description of Development:**

Part one/two storey front/side and rear and first floor rear extensions and roof lantern to single storey rear element

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Tree Preservation Order

### **Proposal**

The proposal involves the removal of the existing garage and the erection of two storey side extension which would align with the existing dwelling and maintain a minimum 1.0m separation to the flank boundary.

### **Location**

The application property is situated approximately mid-way along Grove Vale, a residential street comprising detached houses set within fair-sized plots.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and a number of representations, including from the Chislehurst Society, were received which can be summarised as follows:

- enlargement of roof and raising of ridge height will result in development out of scale and character within the streetscene
- potential risk of disturbance to drainage
- overdevelopment of the site

- excessive building mass
- proposal could lead to a precedent of similar development
- overshadowing and loss of privacy
- spatial standards of streetscene will be undermined
- houses along Grove Vale have been extended, but none have increased in height
- errors on plans and application form

Any further comments will be reported verbally at the meeting.

### **Comments from Consultees**

Not applicable

### **Planning Considerations**

Policies BE1, H8 and H9 of the Unitary Development Plan apply to the development and should be given due consideration. These policies seek to ensure a satisfactory standard of design, to safeguard the amenities of neighbouring properties, and ensure a satisfactory standard of separation in the case of two storey development.

No objections have been raised by the Tree Officer

### **Planning History**

Under ref. 72/00745, planning permission was granted for a part one/two storey extension, including an attached garage. Permission was granted to raise the garage roof height under ref. 78/00363, and a car port was approved under ref. 82/02472.

### **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 application dwelling forms part of streetscene characterised by two storey detached houses constructed in the 1950s. A number of alterations, including extensions, have been carried out to various houses along the street. The proposal has been revised from its previously submitted form to remove a roof extension which sought to raise the ridge height by approximately 0.5m. In this revised form the original form of the roof is maintained, although it will be widened to encompass the two storey addition. Accordingly the proposal accords with the established character of the area.

From a neighbouring amenity perspective the proposed development will be situated within close proximity of the dwellings at Nos. 21 and 23 Grove Vale (situated to either side). The bulk of the ground and first floor extensions will be situated to the northern side of the existing dwelling: as such the main change

visible from the side of No 23 will be the enlarged roof. Given the separation between the properties it is not considered that the amenities of No 23 will be undermined.

Specific objections have been raised by the resident at No 21 on the basis that the proposal will lead to a loss of light and privacy. Although the proposal will extend the application dwelling to within closer proximity of No 21, given that this will align with the existing house and will occupy part of the garage footprint and, also taking the separation between the two houses into consideration, it is not considered that its amenities will be so adversely affected to warrant refusal. The amended roof design will further reduce the bulk of the dwelling discernable from the side of No 21. Furthermore, it is considered that concerns of overlooking could be overcome by way of glazing condition.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02009, excluding exempt information.

as amended by documents received on 28.08.2012 09.10.2012

## **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 | ACI09  | Side space (1 metre) (1 insert)          | north-eastern         |           |
|   | ACI09R | Reason I09                               |                       |           |
| 4 | ACI11  | Obscure glaz'g/details of opening (1 in) | along the first floor |           |
|   |        | north-eastern elevation                  |                       |           |
|   | ACI11R | Reason I11 (1 insert)                    | BE1                   |           |
| 5 | ACI17  | No additional windows (2 inserts)        | first floor flank     | extension |
|   | ACI17R | I17 reason (1 insert)                    | BE1                   |           |
| 6 | ACK01  | Compliance with submitted plan           |                       |           |
|   | ACC03R | Reason C03                               |                       |           |
| 7 | AJ02B  | Justification UNIQUE reason OTHER apps   |                       |           |

Policies (UDP)

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

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

**Application No :** 12/02098/FULL1

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

**Address :** 41 Cedars Road Beckenham BR3 4JG

**OS Grid Ref:** E: 536647 N: 169268

**Applicant :** Ms Alex Lewis

**Objections :** YES

### **Description of Development:**

Part one/two storey side/rear extension, conversion of existing 5 bedroom dwelling to form 3 bedroom split level ground and first floor flat and 1 bedroom split level first and second floor flat and elevational alterations

Key designations:

Conservation Area: Elm Road  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

### **Proposal**

This proposal is for a part one/two storey side/rear extension, conversion of existing 5 bedroom dwelling to form 3 bedroom split level ground and first floor flat and 1 bedroom split level first and second floor flat and elevational alterations.

### **Location**

The application site is a semi-detached post-war two storey single family dwellinghouse located to the south of Cedar Road within the Elm Road Conservation Area. The conservation area covers Elm Road and a small section of both Beckenham Road and Cedars Road. There are around 40 detached or semi-detached houses that were built in the mid-late 19th Century as single-family dwellings, as well as a church, former technical institute and public library. The area is bounded to the west by the rear of properties on Queens Road, to the north by the Beckenham Sports Centre complex, to the east by the rear of properties fronting Hayne Road and to the South by Cedars Road.

The area is characterised by formal rows of detached and semi-detached late Victorian houses in conventional tree lined streets. The road width within the conservation area is about 10m. The pavement to Elm Road is in attractive red bricks of an understated appearance and the street is tree lined; so too is

Beckenham Road. The residential properties are set back from the highway in modest front gardens, which often retain their original layout. The overall scale is two and a half storey; all houses benefiting from limited but still important side space separation, which contributes to the area's appearance. Between the buildings the side space enables important glimpses of sky and planting in the rear gardens.

### **Comments from Local Residents**

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

- existing shared passageway is owned by No. 39 and constitutes a right of passage for access to rear garden for purposes incidental to use to the rear. Potential occupants to new development have no designated footpath as this is on land owned by No. 39 and no provision has been made for additional parking, refuse of amenity requirements.
- current refuse storage is directly beside proposed access to side entrance belonging to No. 39 and would obstruct thoroughfare when vehicle owned by No. 41 is parking in off-street parking space.
- application does not meet requirements of SPG2 points 1.2 and 2.2 in relation to amenity, residential alterations and loss of a substantial part of a side garden being harmful to setting of the building and not cognisant of the setting and overall impact on neighbours and light.
- No. 41 is family sized semi-detached house in residential road close to desirable local primary schools entirely suitable for occupancy in its current state. No community or local need to meet additional dwelling requirements. Housing capacity need for the area has been met. Contrary to Policies H1 (ii), H11 (iv) and H7 (ii) of UDP by reason of loss of family housing through redevelopment.
- no similar sized properties within Cedars Road that have been converted into flats which provide an unduly side secluded entrance to flat, other properties have front entrances, therefore proposal is contrary to Policies BE1 and H7.
- loss of light for kitchen window at No. 39 which is main source of light for this room, contrary to Policy BE1.
- extension would extend to boundary with No. 41 which will seriously prejudice amenities of No. 41 by reason of overshadowing, loss of prospect and visual impact, contrary to Policy BE1.
- Policy H4.48 requires adequate space around residential properties the application unnecessarily reduces space between property at No. 41 and boundary.
- application contrary to Policy H9 4.48as two storey extension will be built right up to side boundary of No. 41. Detrimental impact on spatial quality pf No. 39 and impact on relatively open aspect from kitchen window at No. 39.
- loss of privacy for No. 39 as new entrance will go past at eye-level main window to kitchen area.

- increase in foot traffic in side passageway caused by siting of proposed front door to new flat resulting in increased noise and disturbance contrary to Policy H11 and H7 4.40.
- significant reduction in outdoor space at No. 41 which is already smaller than average for the road, further encroachment putting additional pressure on this space.
- No. 41 has already extended the habitable space of their property with a rear single storey extension (92/01611), loft conversion and conversion of garage to habitable accommodation footprint of further extension of 13.85 sq m would out balance dwelling space to overall outdoor space.

### **Comments from Consultees**

The Advisory Panel for Conservation Areas raised no objections to the proposal.

From a heritage and urban design perspective the proposed extensions will be largely screened from the highway so the visual impact on the streetscape will be relatively minor. It would also appear that whilst the existing sidespace is limited there will be no significant reduction in spatial standards that would cause concern from a conservation perspective. No details of the front garden are given so a landscaping condition could ensure that there will not be a proliferation of bin stores or excessive hardstanding.

The Council's Waste Advisors stated no change in service would be required through this proposal all waste and recyclables would need to be presented for collection on scheduled collection day(s) in accordance with existing arrangements. This would include the provision of their own waste receptacles for the properties and 'The Council' will provide necessary recycling containers that will be required to be placed at the end of their curtilage for collection on their scheduled collection days.

The Council's Highways Drainage Division did not comment on the proposal.

Thames Water raised no objection to the proposal with regard to water infrastructure.

The Council's Highways Division stated the development is in Beckenham Controlled parking Zone (CPZ). The overall parking demand would be similar to the existing unit; therefore on balance no objections are raised to the proposal, subject to conditions.

The Council's Environmental Health Division were consulted and raised concerns in relation to the proposal. In terms of lighting and ventilation there is no direct natural light or ventilation to the mid living area in proposed flat 1. There may be borrowed light from the kitchen roof glazing and through the sliding glazed doors to the conservatory. There is no outlook or reasonable view of the surroundings from this living area.

In terms of natural ventilation for the conservatory external doors are not included when calculating the natural ventilation provision for a room. Unlike an external

window an external door can not be left open to provide natural ventilation without compromising the security of a property and in winter time allowing excessive heat loss. The only apparent means of natural ventilation to this room would appear to be the French doors. This will present a conflict between providing natural ventilation to the room and adequate security.

In terms of crowding and space proposed bedroom 3 (floor area approximately 5.3 m<sup>2</sup>), the minimum floor area for a single bedroom is 6.5 m<sup>2</sup>. This can not be used as a bedroom.

In terms of proposed flat 2 this appears to lack internal facilities for drying clothes (i.e. tumble drier or drying cabinet) which is hazardous in terms of damp and mould, personal hygiene and fire.

### **Planning Considerations**

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
- H1 Housing Supply
- H7 Housing Density and Design
- H8 Residential Extensions
- H9 Side Space
- H11 Residential Conversions
- T3 Parking

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance

In strategic terms the most relevant London Plan policies are:

- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 6.13 Parking

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

### **Planning History**

In 1992 under planning ref. 92/01611, permission was granted for single storey rear extensions.

### **Conclusions**

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

The proposed two storey side extension element of the proposal would not project beyond the outermost flank elevation of the original dwellinghouse and as such although 1m would not be provided to the flank boundary, it is not considered to be in breach of Policy H9 as it would be no closer to the boundary than the outermost flank elevation. The dwelling would not appear any closer to the flank boundary when viewed from the streetscene and is not anticipated to result in a significant additional impact upon the spatial standards of the area. The proposed extensions would largely be screened from view by the existing property and as such would not appear highly visible or incongruous in the streetscene.

Objections have been raised in terms of loss of light and prospect for No. 39 resulting from the two storey side extension particularly given that there is a window servicing a key habitable room (kitchen/diner) located in the flank elevation of this property. On visiting No. 39 it is noted that the window in the ground floor flank elevation is a secondary window while a large degree of glazing is provided on the rear elevation of this property which also services the kitchen/diner.

The proposed extension is considered to be modest in scale and the proposed roof would be pitched away from No. 39 and set below the eaves of the main dwellinghouse which minimises its visual impact. Given the orientation of the site with No. 39 located to the west of the application site with a distance of 1.5m retained between the flank elevations of these properties and given that the proposal would not project above the eaves of the existing dwellinghouse or beyond its furthestmost rear elevation (at a first floor level) it is not considered to result in a significant loss of light or prospect for No. 39. The single storey element of the proposal would project beyond the rear elevation of No. 39 by approximately 2m and is not anticipated to impact significantly upon the residential amenities of this property.

No windows are proposed to be located in the first floor flank elevation of the proposal and as such the potential loss of privacy is anticipated to be minimal. Issues raised in relation to loss of privacy caused by use of the entrance passage way are not considered to be of such an extent as to warrant refusal and access arrangements would need to be a private separate legal agreement and not fall within the remit of the planning process.

The proposed extension would be largely screened from view of No. 43 and as such the impact of the proposed extension on the residential amenities of this property are anticipated to be minimal.

The application site is located in close proximity to Beckenham Town Centre with a Public Transport Accessibility Level of 3 (on a scale of 1 – 6 with 6 being most accessible) and as such the conversion of the property into two units may be acceptable in this instance, provided it complies with all aspects of Policy H11 of the Unitary Development Plan. Policy H11 states:

“A proposal for the conversion of a single dwelling into two or more self contained residential units or into non self-contained accommodation will be permitted provided that:

- (i) the amenities of occupiers of neighbouring dwellings will not be harmed by loss of privacy, daylight or sunlight or by noise and disturbance;
- (ii) the resulting accommodation will provide a satisfactory living environment for the intended occupiers;
- (iii) on street or off street parking resulting from the development will not cause unsafe or inconvenient highway conditions nor affect the character or appearance of the area; and
- (iv) the proposal will not lead to the shortage of medium or small sized family dwellings in the area”.

The proposal would comply with the requirements of section (i) of Policy H11 as discussed above. In terms of noise and disturbance the increase of one additional one bedroom unit likely to be occupied by an individual or couple is unlikely to result in a significant increase in terms of noise and disturbance at the site.

In terms of Policy H11 (ii) concerns were raised as to the quality of accommodation to be provided by the Environmental Health Housing Division, however, it is not considered that the application could be refused solely on this basis and these concerns could be adequately addressed during the building control process. Flat 1 would more than satisfy the requirements of Policy 3.5 of the London Plan in terms of minimum space standards providing approximately 135.71 sq m of gross internal area exceeding the minimum 74 sq m for a 3 bedroom 4 person flat as required by the London Plan. Concerns remain that bedroom 3 is inadequate for use as a habitable room due its size (5.4 sq m). However, there is sufficient space within the ground floor to accommodate a third bedroom which would overcome these concerns.

In terms of Flat 2 this would also satisfy the requirements of Policy 3.5 of the London Plan providing approximately 59.41 of gross internal area in exceeding the London Plans requirement of 50 sq m for a 1 bedroom 2 person flat. While no amenity space is to be provided for this property the future occupants are unlikely to be a family and as such the lack of outdoor space is considered to be acceptable in this instance. In addition, the application site is located 240m (as the crow flies) to Croydon Road Recreation Ground which would provide some level of amenity space for future occupants.

No technical objections were raised by the Council’s Highways Division and as such the proposal is not considered to result in unsafe or inconvenient highway conditions nor affect the character or appearance of the area, thus satisfying the requirements of Policy H11 (iii)

In terms of Policy H11 (iv) there are a number of examples involving the conversions of single dwellinghouses into flats in the area (including Nos. 1 and 1a, 3 and 3a, 9, 9a and 9b, 13 and 13a, 17 and 17a, 29 and 29s and 35, 35a and 35b), however, the majority of properties appear to still be in use as single family dwellinghouses for example No. 2 – 20 on the north of Cedars Road and as such the proposal is not anticipated to result in an over concentration of flats in the area.



Given that Flat 1 would greatly exceed the London Plan requirements and could provide three bedrooms with amenity space to the rear this could still be utilised as a family dwelling and as such the proposal is not considered to result in a loss of small or medium sized family dwellings in the area. The proposal is therefore considered to increase the choice in the housing market for smaller households, and provides a cheaper alternative to purpose-built flats, especially for first-time buyers and for rent by private landlords, as advocated by Policy H11.

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

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02098, 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 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 4 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |
| 5 | ACK01  | Compliance with submitted plan           |

**Reason:** In the interests of the residential amenities of the adjoining properties and the visual amenities of the area, in line with Policies BE1 and H11.

- |   |       |  |
|---|-------|--|
| 6 | AJ02B | Justification UNIQUE reason OTHER apps |
|---|-------|--|

#### **Policies (UDP)**

BE1 Design of New Development  
BE11 Conservation Areas  
H1 Housing Supply  
H7 Housing Density and Design  
H8 Residential Extensions  
H9 Side Space  
H11 Residential Conversions  
T3 Parking

Supplementary Planning Guidance 1 General Design Principles  
Supplementary Planning Guidance 2 Residential Design Guidance

London Plan Policy 3.3 Increasing Housing Supply  
London Plan Policy 3.4 Optimising Housing Potential  
London Plan Policy 3.5 Quality and Design of Housing Developments  
London Plan Policy 3.8 Housing Choice  
London Plan Policy 6.13 Parking

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

INFORMATIVE(S)

- 1 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.

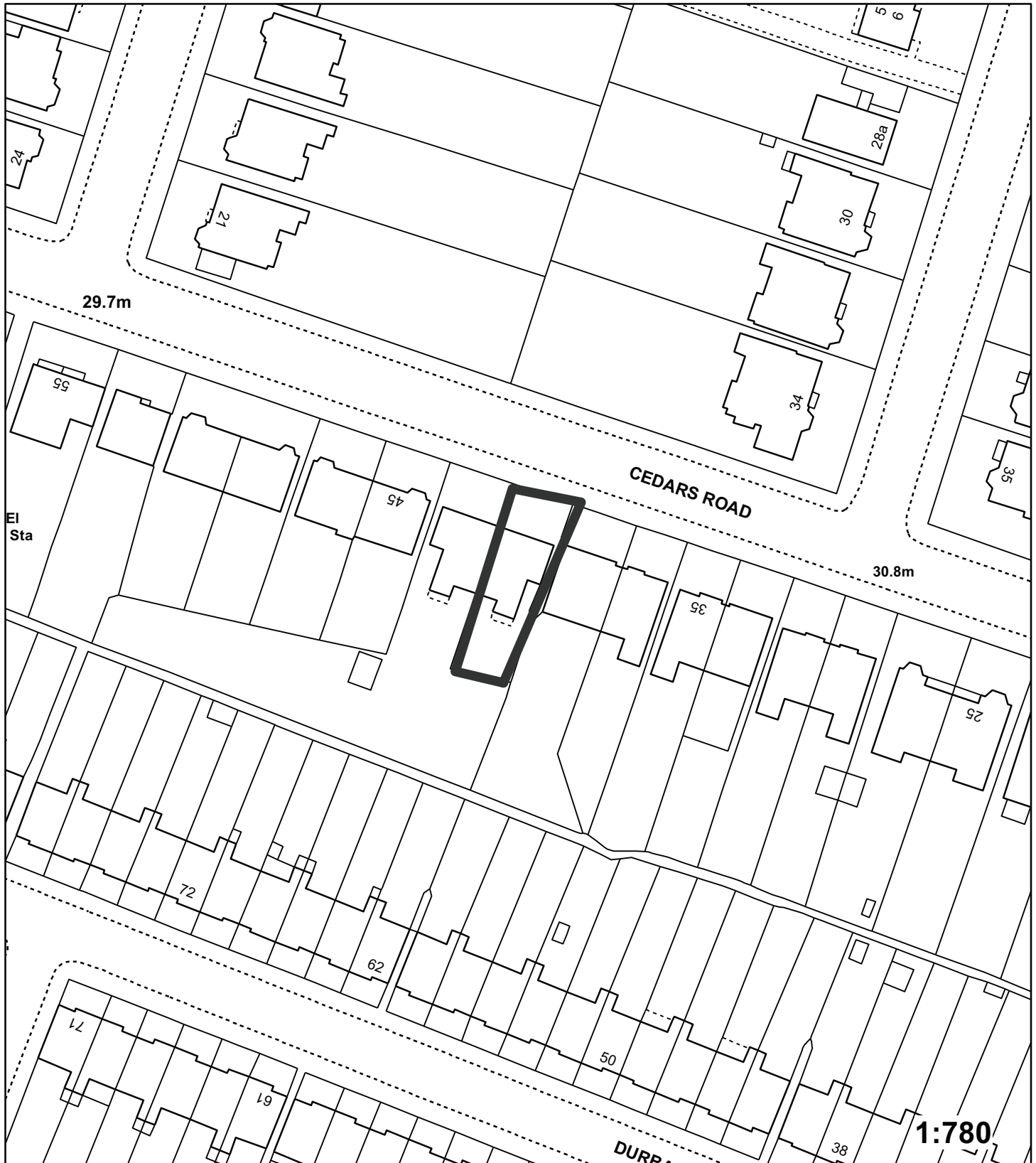
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)



**Application:**12/02098/FULL1

**Address:** 41 Cedars Road Beckenham BR3 4JG

**Proposal:** Part one/two storey side/rear extension, conversion of existing 5 bedroom dwelling to form 3 bedroom split level ground and first floor flat and 1 bedroom split level first and second floor flat and elevational alterations



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

**Application No :** 12/02379/FULL1

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

**Address :** 21 Forest Drive Keston BR2 6EE

**OS Grid Ref:** E: 542271 N: 164612

**Applicant :** Integra Contracts Ltd

**Objections :** NO

### **Description of Development:**

Replacement 5 bedroom detached dwelling house with integral garage swimming pool.

Key designations:

Conservation Area: Keston Park

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

**Joint report with application ref. 12/02380**

### **Proposal**

Planning permission is sought for the demolition of the existing dwelling and the erection of a replacement. The proposed dwelling will be two storey's in height with a total of 5 bedrooms including habitable accommodation within the roof space. It will feature an integral double garage and swimming pool which projects into the rear garden.

The design of the building is reminiscent of many other recently constructed dwellings which appear to be inspired by the 'arts & crafts' movements including the neighbouring properties at Nos.23 and 34.

Measurements taken from the drawings submitted indicate that the proposed dwelling will have a maximum height of approx. 9.5m, and will be approx. 24.6m in width and 22.4m in depth including the swimming pool projection which is some 9m deeper than the main dwelling. A minimum side space of approx. 2.3m is maintained to the northern flank boundary with No.23, while a space of approx. 3.2m will be maintained to the southern flank boundary with No.19.

An application seeking Conservation Area Consent for the demolition of the existing dwelling is also to be found on this agenda, under ref. 12/02380/CAC.

## **Location**

The site is located within Keston Park Conservation Area which is characterised by large dwellings set within an attractive and strong landscaped setting.

The application site itself measures approx. 57m (d) x 29m (w). The existing house whilst unremarkable in terms of its appearance is set well back from the front of the plot and as such provides a compelling landscaped setting which contributes significantly to the character and appearance of the conservation area. It is bounded to the south by No.19 which is a smaller shallower house, set forward of the application property, No. 23 is a larger house which was granted permission in 1999.

## **Comments from Local Residents**

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

## **Comments from Consultees**

Advisory Panel for Conservation Areas (APCA) - object to the proposal on the basis that it would be an overdevelopment particularly in terms of its depth. This would in turn be contrary to Supplementary Planning Guidance paragraph 3.3 –‘landscaped Framework’

Heritage and Urban Design - The proposal site is within the boundaries of the Keston Park Conservation Area, on the western side of Forest Drive, which at this point is typically enclosed by substantial, two storey dwellings of individual design, interspersed with small gaps allowing modest views of trees and shrubbery to the rear.

Although unremarkable in terms of special architectural or historic interest, the building proposed for demolition is of similar scale, form and style to many of its neighbours, with which it has a harmonious and balanced visual relationship. The dwelling thus makes a modest contribution to the well defined and cohesive character of the conservation area.

While increasing the present level of development, the intended new work sits reasonably comfortably on the site and modest gaps are preserved between it and the adjacent dwellings. Although significantly enlarging the existing footprint and raising the roof ridge by approximately 1 metre, the proposed dwelling will maintain a balanced relationship with its northern neighbour, which is of similar proportions. Whilst ornate in the extreme, the architectural treatment includes, among others, elements informed by both the Classical and Arts & Crafts traditions, with a materials palette appropriate to those styles. As such, the new dwelling complements local historic models to a certain extent and preserves modest views of shrubbery to the sides and rear from the public realm.

In terms of Policy BE11, the proposal could therefore be condoned, as it will not actively diminish the special character of the Keston Conservation Area.

Highways - Forest Drive is a private road. The access is existing and there is ample parking on site, no comments on the proposal.

Cleansing -Refuse and recycling to be left edge of kerb.

Environment Agency – Application assessed as having low environmental risk, no comment.

Thames Water – no objection with regard to sewerage infrastructure

Surface Water Drainage - 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.

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: - 1.The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

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.

Trees - This proposal would mean the loss of a holly, 2 western red cedars and an oak. These are all graded C in the arboricultural report that accompanies the application and because of this their loss could not be resisted. The swimming pool “extension” would extend within the RPA of a sweet chestnut (grade C) and a pine (grade B). The report does not address the impact on the pine in particular and there would be a separation of only 6 metres between the pool building and the pine tree. This is unacceptable and the scheme should be amended to reduce the length of the projection towards the pine by at least 2 metres.

### **Planning Considerations**

The site forms part of the Keston Park Conservation Area, 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 to sensitive to the height and scale of surrounding dwellings especially in regard to scale of development proposed, siting of building within the plot and design and materials used.

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

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

## **Planning History**

No planning history at the application site relevant to the consideration of the current scheme.

## **Conclusions**

The current scheme has been amended considerably from the original submission to show a 3m reduction in the depth of the single storey rear projection which would house the swimming pool.

The applicants agent has drawn reference to a number of schemes which they consider set a precedent for the level of development set out in the current scheme. This includes a scheme at No.27 Longdon Wood where permission was granted for pool approx. 19m in depth. Whilst this and other applications are material considerations, they are of limited weight as it is important that the application be assessed on its merits.

The existing dwelling is of little architectural merit and at very best makes a neutral contribution on the Conservation Area. In view of this there appears to be no objection in principle to its demolition. The main issues for consideration therefore in this case will be the merits of the replacement dwelling now proposed in terms of its impact on the character and appearance of the Conservation Area and the amenities of neighbouring residents.

The proposed dwelling is similar to the existing dwelling in two important respects. Firstly, the positioning of the front building line which allows the important landscape setting to remain in place to 'frame' the new dwelling. Secondly, the side spaces retained which are either equivalent or slightly increased in size. This improves the views of trees and shrubbery to the rear of properties which is an important characteristic of Keston Park as a conservation area.

The overall height of the building has been increased by 0.8m and in this case this is considered to be an acceptable increase. The main increase in the scale of the development relates to the building footprint. Whilst the original scheme was unrestrained in this respect and threatened the wellbeing of the tall pine tree in the rear garden. The current scheme has reduced the depth of the swimming pool projection by 3m and this has resulted in a scheme that is considered to be of an appropriate scale for the size of the plot.

With regard to the impact of the proposed dwelling on the amenities of neighbouring residents, the relationship of the dwelling to its neighbours would be similar to the existing dwelling as the front building line has been retained and the side spaces have either been retained or increased. The depth of the dwelling has increased significantly however the deepest part of the building is closest to the larger of the neighbouring properties at No.23. The proposed is hipped away from this property and the swimming pool element has a stepped low profile roofline which has been designed to minimise any potential impacts upon neighbouring amenity. Furthermore the reduction in the depth of this part of the structure now brings it in line with the out building at No.23.

With regard to the impact of the proposed development to trees within the site, it is noted that the swimming pool projection has been reduced by more than the requested 2m. This aspect of the scheme is now acceptable from a trees point of view.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/0238079, 12/02380, 99/02963, 09/02960 and 10/00467, excluding exempt information.

as amended by documents received on 10.10.2012

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |  |        |   |
|--|--------|---|
| 1  | ACA01  | Commencement of development within 3 yrs                              |
|  | ACA01R | A01 Reason 3 years  |
| 2  | ACA04  | Landscaping Scheme - full app no details                              |
|  | ACA04R | Reason A04  |
| 3  | ACC01  | Satisfactory materials (ext'nl surfaces)                              |
|  | ACC01R | Reason C01  |
| 4  | ACD02  | Surface water drainage - no det. submitt                              |
|  | ADD02R | Reason D02  |
| 5  | ACI12  | Obscure glazing (1 insert) in the first floor southern flank dwelling |
|  | ACI12R | I12 reason (1 insert) BE1   |
| 6  | ACI17  | No additional windows (2 inserts) northern and southern dwelling      |
|  | ACI17R | I17 reason (1 insert) BE1   |
| 7  | ACI02  | Rest of "pd" Rights - Class A, B,C and E                              |
| <b>Reason:</b> In order to comply with Policy BE1 of the Unitary Development Plan. |        |   |
| 8  | ACK01  | Compliance with submitted plan  |
|  | ACC01R | Reason C01  |

## **Reasons for permission:**

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



BE1 Design of New Development  
BE11 Conservation Areas  
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 You are reminded of your obligation under Section 80 of the Building Act 1984 to notify the Building Control Section at the Civic Centre six weeks before demolition work is intended to commence. Please write to Building Control at the Civic Centre, or telephone 020 8313 4313, or e-mail: [buildingcontrol@bromley.gov.uk](mailto:buildingcontrol@bromley.gov.uk)2 The swimming pool should not be emptied during heavy rain or at times of peak use, the discharge should be made to the foul sewerage system. This is to prevent possible overloading of the sewer network.
- 2 In order to check that the proposed storm water system meet drainage requirements the following information should be provided:
  - clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
  - where filtration 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.
- 3 Surface Water Drainage - 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.

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: - 1.The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

- 4 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)

- 5 The Local Planning Authority must be immediately advised of any proposed variation from the approved documents and the prior approval of this Council must be obtained before any such works are carried out on the site. Failure to comply with this advice may render those responsible liable to enforcement proceedings which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to prosecution. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)

**Application:**12/02379/FULL1

**Address:** 21 Forest Drive Keston BR2 6EE

**Proposal:** Replacement 5 bedroom detached dwelling house with integral garage swimming pool.



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

**Application No :** 12/02380/CAC

**Ward:**  
Bromley Common And  
Keston

**Address :** 21 Forest Drive Keston BR2 6EE

**OS Grid Ref:** E: 542271 N: 164612

**Applicant :** Integra Contracts Ltd

**Objections :** NO

**Description of Development:**

Demolition of existing dwellinghouse CONSERVATION AREA CONSENT

Key designations:

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

**Joint report with application ref. 12/02379**

as amended by documents received on 10.10.2012

**RECOMMENDATION: GRANT CONSERVATION AREA CONSENT**

subject to the following conditions:

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

**Application:**12/02380/CAC

**Address:** 21 Forest Drive Keston BR2 6EE

**Proposal:** Demolition of existing dwellinghouse CONSERVATION AREA  
CONSENT



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

**Application No :** 12/02620/FULL1

**Ward:**  
**Chislehurst**

**Address :** 10 Cromlix Close Chislehurst BR7 5SJ

**OS Grid Ref:** E: 543545 N: 169513

**Applicant :** Mr Nott

**Objections :** YES

### **Description of Development:**

Detached chalet bungalow with front dormers and four rear rooflights (all obscure glazed and fixed shut) together with associated vehicular access and detached garage on land rear of 10 Cromlix Close.

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Tree Preservation Order

### **Proposal**

- The application is for the erection of a detached 4-bedroom chalet bungalow which will accommodate roof space accommodation with two north-facing dormers and four roof lights along its southern side. In addition to the above a detached double garage with a gable roof is proposed to the south west of the main dwelling
- The dwelling includes associated vehicular access and 5 parking spaces. The proposed access to the new bungalow will be through an existing access off Summer Hill shared with Cromlix Lodge on the northern boundary of the site.

### **Location**

The falls within the Chislehurst Conservation Area and is located to the east of Summer Hill, a short distance to the south of its junction with Ravenshill and is accessible via an access drive shared with the dwelling at Cromlix Lodge.

The site formerly comprised part of the rear garden of No 10 Cromlix Close which adjoins the site to the south, but has since been partitioned with a timber fence now separating the two sites.

## **Comments from Local Residents**

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

- similar proposal was refused by the Council
- overlooking and loss of privacy
- excessive height and bulk
- concerns relating to impact of proposal on protected tree
- perception of overlooking maintained even if rooflights are obscure glazed and fixed shut
- proposal could lead to a pattern of similar development in the area

## **Comments from Consultees**

No objection has been raised by the Advisory Panel for Conservation Areas.

No objection in principle has been raised by the Council's Highway Development Engineer, or by the Council's Drainage Advisor or by Thames Water.

## **Planning Considerations**

Relevant Unitary Development Plan Policies are BE1 (Design of New Development), BE11 (Conservation Areas), H7 (Housing Design and Density); H9 (Side Space); and NE7 (Development and Trees)

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

No objections raised by the Tree Officer.

## **Planning History**

Under planning application ref. 06/04256, permission was refused for the erection of 2 detached three bedroom houses with integral garages. The proposal was considered to involve the unsatisfactory subdivision of an existing plot and a cramped overdevelopment of the site detrimental to the character of the Chislehurst Conservation Area. The proposal was also considered unacceptable as it would prejudice the retention and well being of a number of protected trees and also did not give adequate information regarding the drainage of the site.

Subsequently, under ref. 07/03372, permission was granted for one single storey detached bungalow. Under ref. 08/01505, planning permission was granted for a detached garage to the south west of the main dwelling. Both permissions were renewed under refs. 10/02980 and 11/01328 respectively.

Under ref. 11/03240, a modified proposal involving a detached chalet bungalow with front dormers was refused by the Council on the following grounds:

“The proposed dwelling would, by reason of its excessive height and bulk, be detrimental to the amenities that the occupiers of adjoining properties might expect to be able to continue to enjoy by reason of visual impact and loss of prospect, contrary to Policies BE1 and H7 of the Unitary Development Plan.”

“The proposed development would give rise to an unacceptable degree of overlooking and loss of privacy and amenity to the occupiers of adjoining properties at Cromlix Lodge and No 10 Cromlix Close, thus contrary to Policies BE1 and H7 of the Unitary Development Plan.”

The 2011 scheme was subsequently dismissed at appeal. The Inspector considered that:

“the proposal would at least preserve the character and appearance of the CA. It would not unacceptably harm the living conditions of the occupiers of Cromlix Lodge in any way, and it would not be unduly oppressive when seen from No. 10 Cromlix Close. It would, however, cause an unacceptable loss of privacy for the occupiers of this property.”

However, the Inspector raised specific concerns in relation to the impact of the proposed rooflights along the rear elevation of the proposed dwelling and the resultant impact on No 10 Cromlix Lodge:

“Four rooflights are included on the rear roof profile of the proposed dwelling, which would serve a landing and a bedroom. Whilst the primary outlook for the bedroom would be from a dormer on the front elevation, the height of the rooflights would provide direct views across the rear garden and the rear elevation of No. 10 Cromlix Close for a person of reasonable height. This would result in an unacceptable level of overlooking and the installation of obscured glazing, which has been suggested by the Council in the event that the appeal is successful, would not mitigate the harmful effect when the rooflights were open. The appellant has not suggested that the rooflights could be fixed shut and that this would comply with the Building Regulations. On this basis, it would not be appropriate for me to impose such a condition.”

## **Conclusions**

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

In comparison to the dwelling approved under ref. 07/03372, (with permission having been subsequently renewed), the main difference relates to the height and bulk of the dwelling which has been increased as a result of the provision of further accommodation at first floor/roof level. The permitted scheme incorporated two gabled roof features at either end with a central ridge line which rose to 4.3m, lower than the ridge height of the two gable ends. Whilst still incorporating the two



gable features at either end, the central ridge height now rises above these to a height of 6.1m – an increase of 1.8m. This enables two dormers to be incorporated along the northern roof slope, and four roof lights along its southern side. As noted above, objections have been raised on the basis of this enlargement.

The appeal decision concerning the 2011 application represents an important material consideration in determining this application. In effect that proposal was dismissed on the basis that it was unclear whether the proposed rooflights could be obscure glazed and fixed shut and still comply with Building Regulations. Whilst the Inspector raised concerns in relation to the impact of the development on the amenities of No. 10 Cromlix Close, he considered that Cromlix Lodge would not be unduly affected, given the relationship between the two properties. The agent submitting this application has made clear, in a supporting letter, that the proposal will comply with Building Regulations requirements and has indicated that the four rooflights will be obscure glazed and fixed shut. Accordingly, based on the Inspector's findings, the proposal merits permission, subject to a condition that ensures that the rear rooflights are obscure glazed and fixed shut.

No objection is raised on the basis of the impact of the development on the character and appearance of the Chislehurst Conservation Area. It is considered that the proposed dwelling and garage sit comfortably on the site, remaining at some distance from each boundary and respecting the presence of neighbouring buildings. The new built form is modest in scale, the architectural treatment compatible with neighbouring dwellings and the indicative materials palette, although lacking detail, generally complements the vernacular tradition. The discreet setting of the new buildings avoids any adverse impact upon the important streetscene of Summer Hill and in terms of Policy BE11, the proposal could be accepted as appropriate to the local context.

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

Background papers referred to during production of this report comprise all correspondence on files refs. 06/04256, 07/03372, 10/02980, 11/01328, 11/02861, 11/03240 and 12/02620, 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 | ACD04<br>ADD04R | Foul water drainage - no details submit<br>Reason D04          |
| 3 | ACC01<br>ACC01R | Satisfactory materials (ext'nl surfaces)<br>Reason C01         |
| 4 | ACC03<br>ACC03R | Details of windows<br>Reason C03                               |



- |    |   |  |   |
|----|---|--|---|
| 5  | ACI17   | No additional windows (2 inserts)        | first floor dwelling                          |
|    | ACI17R  | I17 reason (1 insert)                    | BE1   |
| 6  | Before the development is first occupied, the proposed first floor rear facing Velux (rooflight) windows shall be obscure glazed and fixed shut 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. |  |   |
|    | ACI13R  | I13 reason (1 insert)                    | BE1   |
| 7  | ACI11   | Obscure glaz'g/details of opening (1 in) | serving the first floor front en-suite dormer |
|    | ACI11R  | Reason I11 (1 insert)                    | BE1   |
| 8  | ACH01   | Details of access layout (2 insert)      | Summer Hill 1.0m                              |
|    | ACH01R  | Reason H01                               |   |
| 9  | ACH02   | Satisfactory parking - no details submit |   |
|    | ACH02R  | Reason H02                               |   |
| 10 | ACH16   | Hardstanding for wash-down facilities    |   |
|    | ACH16R  | Reason H16                               |   |
| 11 | ACH27   | Arrangements for construction period     |   |
|    | ACH27R  | Reason H27                               |   |
| 12 | ACI02   | Rest of "pd" Rights - Class A, B,C and E |   |
|    | ACI04R  | Reason I04                               |   |
| 13 | ACK01   | Compliance with submitted plan           |   |
|    | ACC01R  | Reason C01                               |   |

### **Reasons for permission:**

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

BE1 Design of New Development  
 BE11 Conservation Areas  
 H7 Housing Design and Density  
 T18 Road Safety

The development is considered satisfactory in relation to the following:

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

### **INFORMATIVE(S)**

- 1 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.

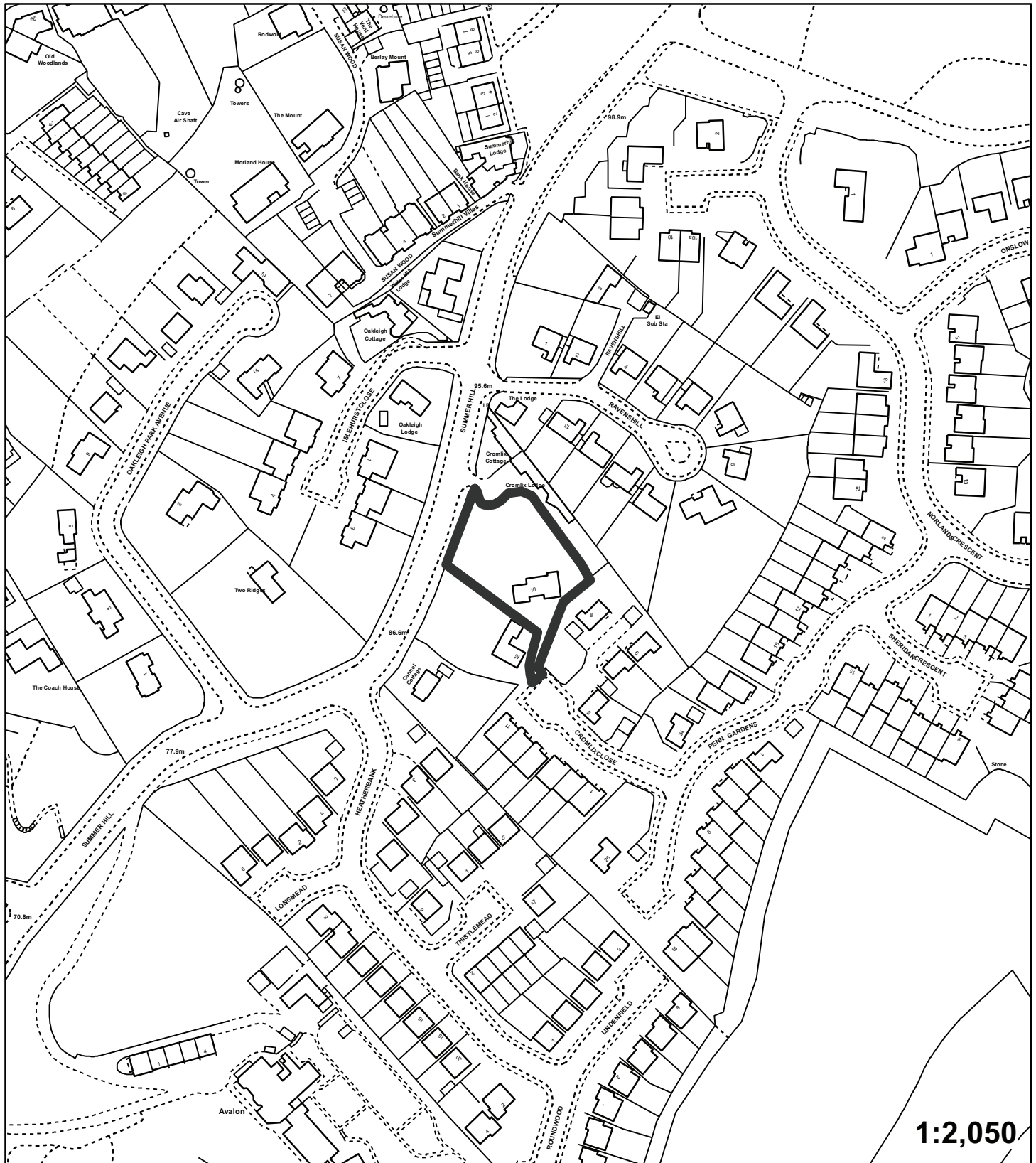
Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website [www.bromley.gov.uk/CIL](http://www.bromley.gov.uk/CIL)

- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering.

**Application:**12/02620/FULL1

**Address:** 10 Cromlix Close Chislehurst BR7 5SJ

**Proposal:** Detached chalet bungalow with front dormers and four rear rooflights (all obscure glazed and fixed shut) together with associated vehicular access and detached garage on land rear of 10 Cromlix Close.



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

**Application No :** 12/02728/FULL6

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

**Address :** 22 Broxbourne Road Orpington BR6  
0AY

**OS Grid Ref:** E: 545756 N: 166642

**Applicant :** Mr And Mrs C Whittle

**Objections :** YES

### **Description of Development:**

Part one/two storey rear extension.

Key designations:

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

### **Proposal**

- The proposed extension will have a rear projection of 4.0m at ground floor level and will step in to 3.0m at first floor level.
- The extension will have a width of 7.3m and will have a roof with a height of 6.7m, lower than the main roof of the house.

### **Location**

The application site is on the western side of Broxbourne Road. The site comprises a detached two storey dwelling in an area characterised by similar detached development with relatively large rear gardens. The wider area is residential in character, with similarly sized dwellings and plots.

### **Comments from Local Residents**

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

- concern over possible loss of trees
- loss of light
- loss of outlook

## **Comments from Consultees**

None.

## **Planning Considerations**

Policies relevant to the consideration of this application are BE1 (Design of New Development), H8 (Residential Extensions) and NE7 (Development And Trees) of the adopted Unitary Development Plan.

The Council's adopted SPG guidance is also a consideration.

## **Planning History**

Planning permission was granted under ref. 03/02834 for a two storey side and part one/two storey rear extension and decking.

## **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 proposal will not be visible from the road and is not considered to harm the street scene. The proposal would retain a large garden area and would not over-dominate the host building, including a subservient hipped roof. The impact on the character of the area is not considered to be significant.

The proposal will not affect the amenities of nearby residential properties. To the south, No. 24 will not have a clear view of the extension as an existing two storey section of the house projects to the rear and the proposed extension will not extend further beyond the rear wall of this and will be a significant distance from No. 24. To the north, the extension will have some impact and overshadowing on No. 20. No flank windows would be affected however the first floor rear windows would be affected. The houses are separated by approximately 3m and this separation will reduce the visual impact of the extension, which will project 3m at first floor level. The bulk has been minimised with the first floor set back and the hipped, subservient roof. Given the detached nature of the houses and the separation this creates, the relationship is considered to be acceptable on balance. No. 20 is also set slightly further back than the application site and this too will reduce the visual impact.

The proposal is not considered to impact on the nearby false acacia tree. The separation provided to this tree is considered to be acceptable and standard conditions have been suggested by the Tree Officer.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/02728, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs           |
|   | ACA01R | A01 Reason 3 years                                 |
| 2 | ACB01  | Trees to be retained during building op.           |
|   | ACB01R | Reason B01   |
| 3 | ACB02  | Trees - protective fencing                         |
|   | ACB02R | Reason B02   |
| 4 | ACB03  | Trees - no bonfires                                |
|   | ACB03R | Reason B03   |
| 5 | ACB04  | Trees - no trenches, pipelines or drains           |
|   | ACB04R | Reason B04   |
| 6 | ACC04  | Matching materials                                 |
|   | ACC04R | Reason C04   |
| 7 | ACI13  | No windows (2 inserts) first floor flank extension |
|   | ACI13R | I13 reason (1 insert) BE1                          |
| 8 | ACK01  | Compliance with submitted plan                     |

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

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

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

- BE1 Design of New Development
- H8 Residential Extensions
- NE7 Development and Trees

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

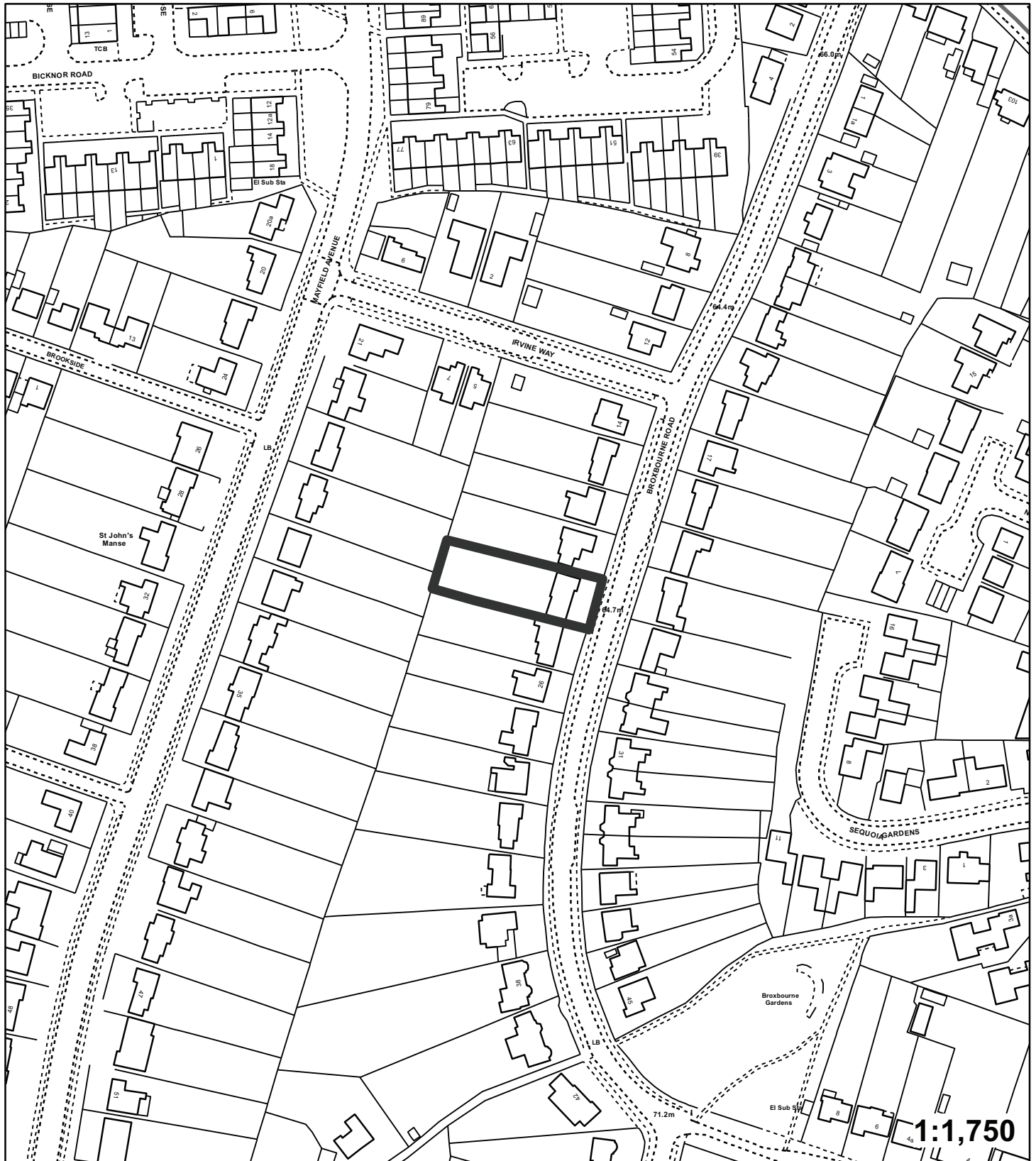
- (a) the impact on the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) the spatial standards to which the area is at present developed
- (d) the impact on trees.

and having regard to all other matters raised.

**Application:**12/02728/FULL6

**Address:** 22 Broxbourne Road Orpington BR6 0AY

**Proposal:** Part one/two storey rear extension.





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

**Application No :** 12/02805/FULL1

**Ward:**  
Penge And Cator

**Address :** 2 Station Road Penge London SE20  
7BQ

**OS Grid Ref:** E: 535405 N: 170656

**Applicant :** Mr J Patel

**Objections :** YES

### **Description of Development:**

Formation of vehicular access and hardstanding at rear

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Capital Ring Green Chain Water Link Way  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

### **Proposal**

- 
- The proposal seeks permission for the formation of a vehicular access and hardstanding at rear, which would be accessed from St John's Road along the eastern flank property boundary. The hardstanding would measure 5.1 metres in depth, 6.98 metres in length, and the existing single storey shed located on the site would be removed.
- It is also proposed to excavate the hard surfacing so that surface water can be drained into the drain in the road.

### **Location**

The application site is located on the southern side of Station Road, on the corner with St John's Road. The front of the application premises fronts Station Road and the railway line, whereas the flank elevation is located on St John's Road.

### **Comments from Local Residents**

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

- Plans are inaccurate re ownership;

- proposed development would damage walls at rear of adjacent property;
- allowing access to rear garden will disturb neighbours, especially delivery lorries;
- proposed crossover will result in the loss of neighbour's on-street parking space;
- proposal to dig into the drain will cause damage as it is an old Victorian ceramic structure;
- red line on plan is incorrect and includes a strip of land at the end of the garden that provides access to rear of No.4 Station Road, which is owned by No.4, not No.2;
- the existing wall between Nos. 2 and 4 Station Road is indicated on plans as 1070mm high, but is only 1200mm for majority of the length, with a short stretch measuring 2000mm in height directly to the rear of the houses;
- proposal will seriously compromise security of the rear of No.4 Station Road due to low boundary wall;
- boundary wall between Nos. 2 and 4 is owned by No.4, therefore cannot be altered by No.2 without permission from No.4;
- drawing GA 03 B states that the whole of the rear part of No.2 is to be excavated 100mm below pavement level, some 1270mm below existing garden level – this is inappropriate;
- should permission be granted, permeable paving should be installed to prevent excessive excavation;
- bollard protection should be provided to protect the existing rear boundary walls of No.4;
- plans indicate a new surface water connection will be made in order to drain the new hardstanding – permeable paving would prevent this from being required.

### **Comments from Consultees**

The Council Highways Engineer stated that the proposed vehicular crossover would be from St. John's Road leading to parking spaces, which is satisfactory subject to conditions.

### **Planning Considerations**

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

BE1 Design of New Development  
 T3 Parking  
 T11 New Accesses  
 T18 Road Safety

London Plan 5.13

National Planning Policy Framework

### **Planning History**

In terms of relevant planning history, permission was granted under ref. 03/02579 for the formation of a vehicular access and hardstanding. The plans associated with this approved scheme shows that a depth of 5 metres was provided for the hardstanding, which varies to the current proposal where only 4 metres is provided.

More recently, permission was refused under ref. 11/01407 for formation of vehicular access and hardstanding at rear for the following reason:

The depth of the hardstanding is insufficient to accommodate a vehicle and would lead to vehicles overhanging the highway, resulting in an obstruction which is contrary to highway safety and Policies T18 and T3 of the Unitary Development Plan.

The current application has been submitted in order to overcome the previous concerns, following the applicant stating that the plans submitted for ref. 11/01407 were incorrect.

## **Conclusions**

Members may consider that the main issues relating to the application are the effect that the proposal would have on the character of the area, road safety of the area, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Members may agree that the location of the proposed vehicular access is not considered to be an issue; the Highways Engineers have not raised objection to the proposal, nor is the principle of providing this feature at the site considered to be detrimental. The reason for the most recent application being refused related purely to the inadequate depth for the hardstanding, where 4 metres was proposed but the absolute minimum that is acceptable is 4.5 metres. As such the current proposal has been amended to rectify the plans so to illustrate the correct depth of the hardstanding of 5.1 metres. This depth will not result in vehicles overhanging the highway.

Concerns have been raised by and on behalf of the resident of No. 4 Station Road. They have stated that the boundaries of the development site have been incorrectly identified as the red line on Plan No. GA01A (site block plan), as it has included the access track along the rear of Number 2 which goes through to No. 4 Station Road, however when looking at Plan No. GA03B, it can be seen that the existing access door to rear of No. 4 is still shown on the plan and this is not included in the application site. As such, the proposed development should not impact upon the land owned by No. 4, and indeed any works that do impact upon land owned by No. 4 would need their consent. Planning permission being granted does not allow for works to be carried out on someone else's land without their express consent.

Concerns have also been raised with regard to the existing boundary treatment between Nos. 2 and 4 not being shown on the plans correctly. It can be seen by visiting the site that the height of the wall differs along the length of the boundary, and the resident of No.2 is concerned that the vehicular access and hardstanding

at No.4 would result in loss of security to No.2 by reason of the lower height wall. This however is considered to be a private matter between the two parties – should the height of the wall be raised, this again would need the consent of the party that has ownership rights over this boundary wall.

Having had regard to the above, Members may consider that the siting of the proposed vehicular access and creation of hardstanding is acceptable. There is sufficient depth shown on the plans submitted to allow vehicles to park fully within the site and to prevent vehicles overhanging the highway. The concerns raised by the neighbour have been discussed above and are considered to be private matters outside of planning control.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/02579, 11/01407 and 12/02805, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to 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      ACH32      Highway Drainage  
ADH32R      Reason H32
- 4      Details of the materials to be used for the hardstanding hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details and maintained as such.

**Reason:** To ensure a satisfactory means of surface water drainage and to comply with Policy 5.13 of the London Plan.

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

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

BE1    Design of New Development  
T3     Parking  
T11    New Accesses  
T18    Road Safety

London Plan 5.13

National Planning Policy Framework

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

- (a)    the appearance of the development in the street scene;

- (b) the Transport policies of the development plan;
- (c) the character of the development in the surrounding areas;
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (e) and having regard to all other matters raised including concerns raised by neighbours.

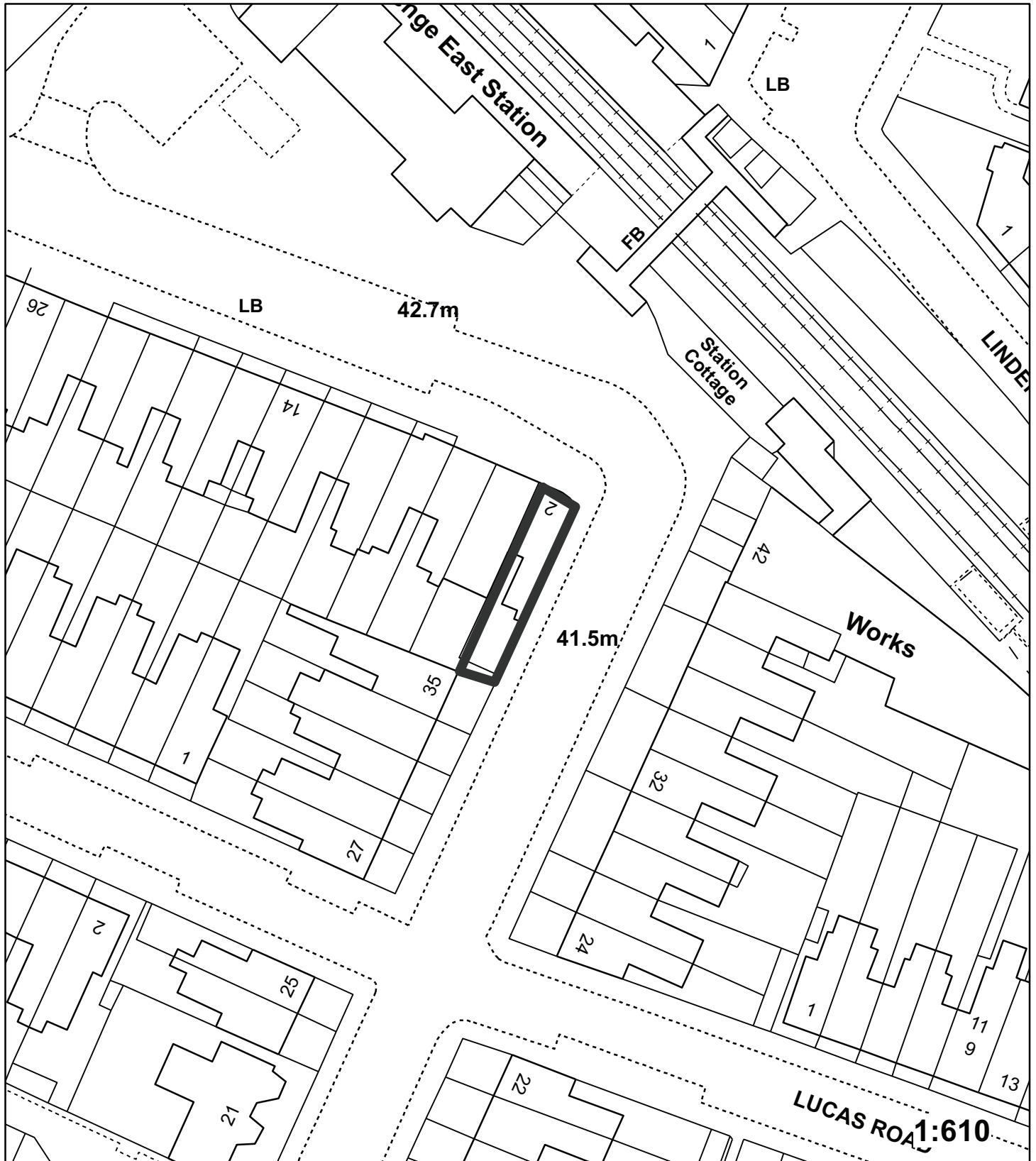
#### INFORMATIVE(S)

- 1 You are advised that it is an offence under Section 137 of the Highways Act 1980 to obstruct "the free passage along the highway" (which includes the footway i.e. the pavement). This means that vehicles parked on the forecourt should not overhang the footway and therefore you should ensure that any vehicle is parked wholly within the site.
- 2 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

**Application:**12/02805/FULL1

**Address:** 2 Station Road Penge London SE20 7BQ

**Proposal:** Formation of vehicular access and hardstanding at rear



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

**Application No :** 12/02469/FULL1

**Ward:**  
Penge And Cator

**Address :** 4 Station Road Penge London SE20  
7BQ

**OS Grid Ref:** E: 535399 N: 170658

**Applicant :** Mr James Lappin

**Objections :** YES

### **Description of Development:**

Detached single storey outbuilding at rear of 4 Station Road. RETROSPECTIVE APPLICATION

Key designations:

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

### **Proposal**

This is a retrospective application for a timber structure within the rear yard of No 4 Station Road, Penge.

### **Location**

The structure is adjacent to the boundary with No. 6 Station Road and abuts the wall of No. 35 St Johns Road. The agent indicates that structures of this type have existed within the rear yard for many years.

### **Comments from Local Residents**

There have been objections to this application and these are summarised as follows:

- located on the length of the boundary with No 6
- the sheds are imposing
- block the sun during summer months
- unsightly and in poor state of repair
- large are of the yard taken up with buildings

## **Planning Considerations**

The application falls to be determined in accordance with the National Planning Policy Framework (NPPF), the London Plan and the following policies of the Unitary Development Plan:

BE1 Design of New Development

## **Planning History**

The current application was submitted following on from an Enforcement investigation.

## **Conclusions**

The main considerations of this case appear to be impact of the proposal on neighbouring properties in terms of amenities that they currently enjoy and the impact the proposal has in the street scene.

The building appears to take up a large area of the site. It also is high and unsightly in appearance.

Members may agree that in its current form the proposal would result in the unacceptable impact on neighbouring properties in terms of amenities that they currently enjoy and in addition the proposal appears unacceptable in the street scene.

The objections and points raised during the consultation period have been carefully considered in the making of this recommendation.

Members will also need to consider whether it is expedient to authorise Enforcement Action in relation to these works.

Background papers referred during production of this report comprise all correspondence on file ref. 12/02469, excluding exempt information.

## **RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

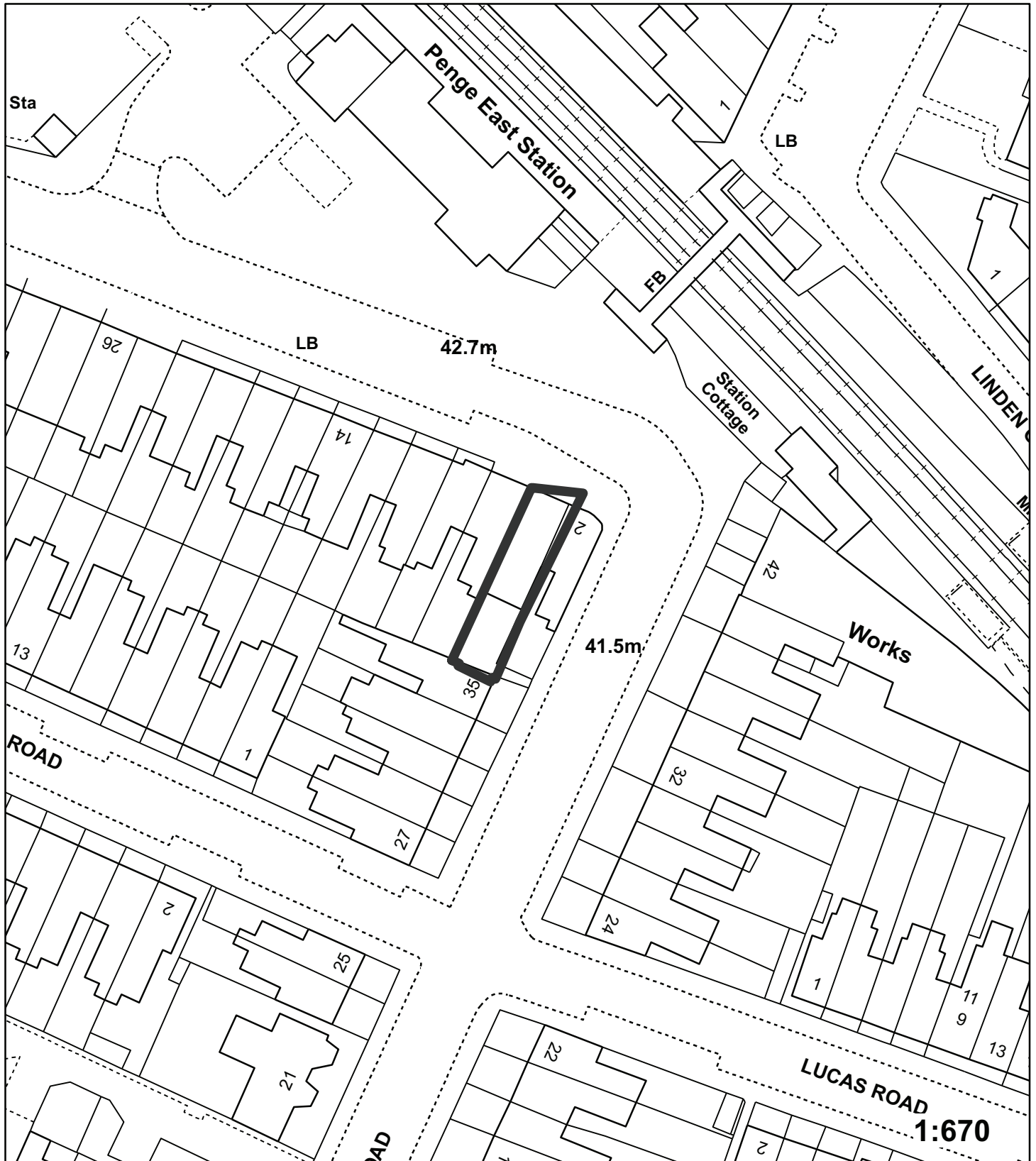
- 1 The proposal by reason of its size, height and appearance results in a detrimental impact on the streetscene in general and the on the amenities of adjacent residents can reasonably expect to continue to enjoy contrary to Policy BE1 of the Unitary Development Plan.



**Application:**12/02469/FULL1

**Address:** 4 Station Road Penge London SE20 7BQ

**Proposal:** Detached single storey outbuilding at rear of 4 Station Road.  
**RETROSPECTIVE APPLICATION**



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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Report No.  
DRR12/119

London Borough of Bromley

PART ONE - PUBLIC

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**Decision Maker:** PLANS SUB-COMMITTEE NO. 2

**Date:** Thursday 8 November 2012

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

**Title:** 42 CHISLEHURST ROAD BROMLEY BR1 2NW

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

**Chief Officer:** Chief Planner

**Ward:** Chislehurst;

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1. Reason for report

A complaint has been made regarding alleged encroachment by a front boundary wall over land which is not owned by the owner

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2. **RECOMMENDATION(S)**

**No further action.**

### **3. COMMENTARY**

3.1 The site is a large detached dwelling house with a large rear garden, the front being on Chislehurst Road, the side adjoining St Georges Road West, photographs are available on file.

3.2 An allegation was made in March 2012 regarding a front boundary wall which was currently under construction at the location and was alleged the wall had extended beyond the property boundary.

3.3 On 19<sup>th</sup> March the site was visited where apart from the alleged encroachment there was an issue with the height of the wall and piers which required a planning application to be submitted.

3.4 With regard to the alleged encroachment the owner of the property stated he was in the process of purchasing this area of land which forms a triangle where it meets the highway with St Georges Road West.

3.5 A part retrospective planning application was submitted (DC/12/01639/FULL6) and permission was granted on 22.08.2012 for a two storey side extension and alterations to existing front boundary wall and railings.

3.6 Enquiries have confirmed that the land where the alleged encroachment has taken place is not owned by the Council but is maintained by the Council's Highways Department along with several trees on this land.

3.7 According to the owner the matter of the purchase of the land is being dealt with by his solicitor and may take some time to complete. The owner also claims that the brick pillar which is the subject of the alleged encroachment is no more than 0.100m over what he believes to be his property boundary

3.8 The extent of encroachment is relatively small and is not considered to be materially different to the details which were permitted in August 2012. The owner is in the process of purchasing the land it is concluded that it would not be expedient to take enforcement action.

Report No.  
DRR12/126

London Borough of Bromley

## PART ONE - PUBLIC

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**Decision Maker:** PLANS SUB-COMMITTEE NO. 2

**Date:** Thursday 8 November 2012

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

**Title:** DELEGATED ENFORCEMENT ACTION (JULY TO SEPTEMBER 2012)

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

**Chief Officer:** Chief Planner

**Ward:** (All Wards);

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1. Reason for report

Enforcement action has been authorised under Delegated Authority for the following alleged breaches of planning control. In accordance with agreed procedures Members are hereby advised of the action taken.

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2. **RECOMMENDATION(S)**

For information.

3. **INFORMATION**

Enforcement action/advertisement proceedings/prosecutions have been authorised by the Chief Planner under Delegated Authority during the period 1 July to 30 September 2012 in respect of development undertaken without the benefit of planning permission at the following sites:-

ENF Ref	Complaint	Site	Ward	Recommendation	Decision date
11/00270	Breach of condition 3 of 10/03022 failure to modify dormer	49 Belvedere Road, Anerley	Crystal Palace	Prosecution	3.7.12
12/00300	Untidy site	15 Oakley Drive, Bromley		S215 Notice	6.7.12
12/00389	unauthorised extension	2 The Drive, Beckenham	Copers Cope	Stop Notice	18.7.12
12/00389	unauthorised extension	2 The Drive, Beckenham	Copers Cope	Enforcement Notice - Opdev	18.7.12

11/00729	Waste	48 Alexandra Crescent, Bromley	Plaistow and Sundridge	S215 Notice	18.7.12
12/00466	unauthorised pole mounted free standing non illuminated sign	68 Leaves Green Road, Keston	Darwin	Advertisement Proceedings	18.7.12
11/00333	unauthorised roof alterations to incorporate side/rear dormer	8 Hayes Wood Avenue, Hayes	Hayes and Coney Hall	Enforcement Notice - Opdev	20.7.12
12/00207	unauthorised banner advertisement	208-212 High Street, Orpington	Orpington	Advertisement Proceedings	24.7.12
12/00176	overheight wall	1a Stanley Way, Orpington	Cray Valley East	Enforcement Notice - Opdev	31.7.12
12/00285	satellite dishes	66a Belvedere Road, Anerley	Crystal Palace	Enforcement Notice - Opdev	31.7.12
12/00390	business at residential property	50 Tandridge Drive, Orpington	Farnborough and Crofton	Planning Contravention Notice	31.7.12
12/00252	garage in rear garden	84 Albert Road, Bromley	Bromley Common and Keston	Enforcement Notice - Opdev	31.7.12
12/00439	Breach of Condition - Childrens nursery exceeding permitted number	19 Bromley Grove, Shortlands	Copers Cope	Enforcement Notice - Opdev	31.7.12
12/00104	Satellite dish in CA	41 Fox Hill, Anerley	Crystal Palace	Enforcement Notice - Opdev	31.7.12
12/00242	overheight decking	32 Dawson Avenue, Orpington	Cray Valley West	Enforcement Notice - Opdev	31.7.12
12/00217	unauthorised bund and access	land adj Sports Ground, Cockmannings Lane, Orpington	Cray Valley East	Enforcement Notice - Opdev	31.7.12
12/00216	overheight fence	168 Ravenscroft Road, Beckenham	Clock House	Enforcement Notice - Opdev	31.7.12
12/00201	satellite dishes in CA	119 Lower Camden, Chislehurst	Chislehurst	Enforcement Notice - Opdev	31.7.12
11/00495	unauthorised extension	5 Westfield Cottages, Cudham Lane South	Darwin	Enforcement Notice - Opdev	31.7.12
12/00465	vehicular access	17 Perry Hall Road, Orpington	Cray Valley East	Enforcement Notice - Opdev	31.7.12
11/00696	overheight boundary fence	48 Broxbourne Road, Orpington	Petts Wood and Knoll	Enforcement Notice - Opdev	31.7.12
11/00287	change of use to a builders yard	Bickley and Widmore Working Mens Club, Tylney Road	Bickley	Prosecution	13.8.12
11/00679	illuminated projecting box and fascia sign	2 East Street, Bromley	Bromley Town	Enforcement Notice - Opdev	13.8.12

08/00108	unauthorised patio doors	Flat 1, Rebecca Court, 266 Croydon Road, Beckenham	Clock House	Prosecution	13.8.12
12/00427	unauthorised signs	330 Crofton Road, Orpington	Farnborough and Crofton	Enforcement Notice - Opdev	14.8.12
12/00516	unauthorised ATM pod	land east of 23 Westmoreland Place, High Street, Bromley	Bromley Town	Enforcement Notice - Opdev	20.8.12
12/00498	external materials non in accordance with approved plans	23 Great Thrift, Petts Wood	Petts Wood and Knoll	Enforcement Notice - Opdev	20.8.12
11/00705	Erection of wooden frame to form pergola	10 Abbey Close, Orpington	Orpington	Enforcement Notice - Opdev	23.8.12
12/00382	Untidy site	land adj 75 Clarendon Green, Orpington	Cray Valley West	S215 Notice	27.8.12
11/00710	Untidy site	land adj 29 Rochester Avenue, Bromley	Bromley Town	S215 Notice	27.8.12
12/00510	Flank window clear glazed	121 Queensway, West Wickham	Hayes and Coney Hall	Breach of Condition Notice	27.8.12
12/00223	Change of use A1 to A3	73-75 Elmers End Road, Penge	Clock House	Enforcement Notice - Change of Use	27.8.12
12/00293	boundary enclosure	100 Cudham Lane North, Cudham	Darwin	Enforcement Notice - OpDev	5.9.12
12/00269	variation of condtion 1 93.00356	The Mount, Susan Wood, Chislehurst	Chislehurst	Enforcement Notice - OpDev	5.9.12
12/00108	Refuse storage no in accordance with plans	23 Queens Road, Beckenham	Clock House	Prosecution	5.9.12
12/00336	Poly-tunnel	Foxhill Farm, Jackass Lane, Keston	Bromley Common and Keston	Enforcement Notice - OpDev	10.9.12
11/00673	hoarding around land	70 Sevenoaks Road, Orpington	Chelsfield and Pratts Bottom	Enforcement Notice - OpDev	28.9.12
12/00587	Single storey rear extension	Poppyfield Cottage, 63 Cudham Lane North, Orpington	Darwin	Enforcement Notice - OpDev	28.9.12
12/00599	vehicular access	175 Burnt Ash Lane, Bromley	Plaistow and Sundridge	Enforcement Notice - OpDev	28.9.12

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