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DATE: 10 November 2015

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

Councillor Lydia Buttinger (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Kathy Bance MBE, Nicholas Bennett J.P., Peter Dean, Simon Fawthrop,
Samaris Huntington-Thresher, Russell Mellor and Richard Scoates

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on
THURSDAY 19 NOVEMBER 2015 AT 7.00 PM

MARK BOWEN
Director of Corporate Services

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

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

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

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

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 or e-mail planning@bromley.gov.uk

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
<http://cds.bromley.gov.uk/>

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 24 SEPTEMBER 2015**
(Pages 1 - 8)
- 4 PLANNING APPLICATIONS**

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

Report No.	Ward	Page No.	Application Number and Address
4.1	Crystal Palace Conservation Area	9 - 26	(15/03106/FULL1) - Crystal Palace Park Cafe, Crystal Palace Park, Thicket Road, Penge, London

SECTION 2 (Applications meriting special consideration)

Report No.	Ward	Page No.	Application Number and Address
4.2	Chislehurst Conservation Area	27 - 36	(15/03407/FULL1) - Builders Yard Rear of 1 to 4 Albany Road, Chislehurst, BR7 6BG
4.3	Chelsfield and Pratts Bottom	37 - 42	(15/03511/FULL1) - Orpington Sports Club, Goddington Lane, Orpington, BR6 9SX

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

Report No.	Ward	Page No.	Application Number and Address
4.4	Bromley Common and Keston	43 - 50	(15/03762/FULL6) - 26 Cowper Road, Bromley, BR2 9RX
4.5	Mottingham and Chislehurst North	51 - 56	(15/04062/FULL6) - 150 Castleton Road, Mottingham, SE9 4DE

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

Report No.	Ward	Page No.	Application Number and Address
4.6	Petts Wood and Knoll	57 - 64	(15/03933/FULL1) - 2 Woodland Way, Petts Wood, Orpington, BR5 1ND
4.7	Bickley	65 - 74	(15/04152/FULL1) - Durley Lodge, Bickley Park Road, Bickley, Bromley, BR1 2BE

5 CONTRAVENTIONS AND OTHER ISSUES

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

6 TREE PRESERVATION ORDERS

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

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PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 24 September 2015

Present:

Councillor Lydia Buttinger (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Kathy Bance MBE, Peter Dean, Nicky Dykes,
Simon Fawthrop, Samaris Huntington-Thresher, Russell Mellor
and Richard Scoates

9 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Nicholas Bennett JP and Councillor Nicky Dykes attended as his substitute.

10 DECLARATIONS OF INTEREST

There were no declarations of interest reported.

11 CONFIRMATION OF MINUTES OF MEETING HELD ON 30 JULY 2015

RESOLVED that the Minutes of the meeting held on 30 July 2015 be confirmed.

12 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

12.1 DARWIN

(15/00508/FULL1) - Land Adjacent 2 (demolished) Main Road, Biggin Hill, TN16 3GD

Description of application – Erection of 16 dwellings (4 x 2 bed flats, 3 x 3 bed houses and 9 x 4 bed houses) with access from Moxey Close and Barwell Crescent together with 43 car parking spaces, cycle storage and landscaping, to include the stopping up of an existing access onto the A223.

Oral representations in objection to and in support of the application were received at the meeting. In reply to a question by the Ward Member the agent confirmed that the existent Section 106 Agreement funds given for the use of the Heritage Centre would not be withdrawn. It was reported that an additional drawing dated 22 September 2015 had been

submitted by the agent and circulated to Members. The drawing had been checked by the Council's Highway's Officer and his comments were reported. Comments from Councillor Julian Benington, Ward Member for the adjoining Ward, in objection to the application were reported. Councillor Richard Scoates objected to the application and referred to his local knowledge of the area and he could not agree with the reported comments from the Highways Officer.

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

1. Based on local knowledge and due to the narrowness of the road/pavement the proposed access to the site via Moxey Close and Barwell Crescent is considered unacceptable by reason of the level of traffic generated by the site resulting in disturbance and a loss of amenity to existing residents contrary to Policy BE1 of the Unitary Development Plan.

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

**12.2
WEST WICKHAM**

(15/00806/FULL6) - 14 Wilmar Gardens, West Wickham BR4 0LH

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, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions set out in the report of the Chief Planner with an Informative to read:-

INFORMATIVE: You should ensure that the public footpath immediately adjacent to the eastern boundary of the site remains unimpeded at all time during the construction period for the approved application.

**12.3
PETTS WOOD AND KNOLL**

(15/01398/FULL1) - Mega House, Crest View Drive, Petts Wood, Orpington, BR5 1BY

Description of application – Erection of roof extension over part of building to provide B1(a) office accommodation.

Following publication of the Chief Planner's report the

applicant had lodged a planning appeal with the Planning Inspectorate and therefore the Chief Planner's recommendation was amended to read, 'Contest Appeal'.

Members having considered the report and objections, **RESOLVED to CONTEST THE APPEAL** on the grounds set out in the report of the Chief Planner.

12.4 BROMLEY TOWN

(15/02144/FULL1) - Sunset Hill, Hillbrow Road, Bromley, BR1 4JL

The description of application was amended to read 'Demolition of existing dwelling and erection of a part two/ three storey building comprising 10 two bedroom apartments and 14 car parking spaces (revision to permission ref. 14/04139/FULL1)'.

Oral representations in support of the application were received at the meeting. A late representation had been received from a local resident and circulated to members.

Councillor Nicky Dykes said that she and her fellow Ward Members objected to the application.

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

1. The proposed development would result in an over-intensive use of the site with limited provision for communal amenity space and insufficient number of parking spaces contrary to Policy BE1 of the Unitary Development Plan.
2. The proposed balconies on the south western elevation will result in a loss of amenity to the occupants of adjacent properties contrary to Policy BE1 of the Unitary Development Plan.

12.5 PLAISTOW AND SUNDRIDGE

(15/02783/MATAMD) - 49 Park Avenue, Bromley, BR1 4EG.

Description of application – Demolition of existing dwelling and erection of two/three storey building containing 3 no. 1 bed flats and 5 no. 2 bed flats with associated parking and landscaping. (MINOR MATERIAL AMENDMENT TO PERMISSION REF. 14/02727 GRANTED ON APPEAL TO PERMIT THE INSTALLATION OF ENLARGED BALCONIES TO FIRST AND SECOND FLOOR FLATS AT REAR).

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.

**12.6
DARWIN**

(15/02985/FULL1) - Dovedale, Berrys Green Road, Westerham, TN16 3AJ

Description of application – Proposed demolition of existing building and erection of new dwelling.

Oral representations in support of the application were received at the meeting. It was reported that no objections to the application had been received. Members having considered the report and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Chief Planner with the removal of Condition 3 and a further condition to read:-

“16: The existing outbuildings on the site shall be demolished and the site cleared within three months of the first occupation of the building hereby permitted. REASON: In order to comply with Policy BE1 and G1 of the Unitary Development Plan and to prevent overdevelopment of the site to the detriment of the openness of the Green Belt.”

**12.7
KELSEY AND EDEN PARK**

(15/02988/FULL1) - St Johns Coptic Orthodox Church, 11 Dunbar Avenue, Beckenham BR3 3RG

Description of application - Demolition of existing rear conservatory and construction of single storey rear extension with basement extension for use as extra accommodation for existing community hall, meeting rooms and chapel and elevational alterations to existing building.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received. Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with an amendment to Condition 5 and a further condition to read:-

“5. The ceilings and walls between the proposed basement and the upper floors of the premises shall be so adapted as to achieve a reasonable resistance to and insulation from airborne sound as far as is practical having regard to existing construction. These works shall be implemented before the use hereby permitted commences in accordance with details to be

submitted to and approved by the Local Planning Authority, and shall be permanently retained thereafter.

REASON: In order to comply with Policy 7.15 of The London Plan and to ensure a satisfactory standard of amenity for adjacent properties

9: Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.”

SECTION 3

(Applications recommended for permission, approval or consent)

12.8 CHELSFIELD AND PRATTS BOTTOM

(15/01397/FULL1) - 2 Station Cottages, Station Approach, Chelsfield, Orpington BR6 6EU

Description of application –Erection of two pairs of semi-detached three bedroom houses on land adjacent to 2 Station Cottages and extensions and alterations to No. 2 Station Cottages.

Oral representations in support of the application were received at the meeting. The Chief Planner’s legal representative gave Members land ownership advice she had received from the Property Lawyer with regard to the low retaining wall along the side of the access. The Council owned part of the wall and the other part was in private ownership and Members were advised that this did not form part of the application.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION be GRANTED** as recommended, subject to the conditions and informative set out in the report of the Chief Planner with two further conditions and an Informative to read:-

“16: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In order to comply with Policies BE1, H7 and G1 of the Unitary Development Plan and to prevent overdevelopment of this site in the Green Belt.

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

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

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, 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 in 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 this site and/or take action to recover the debt.

Further information about the Levy can be found on the attached information note and the Bromley website www.bromley.gov.uk/CIL.”

**12.9
PETTS WOOD AND KNOLL**

**(15/02153/VAR) - 63 Willett Way, Petts Wood,
Orpington BR5 1QE**

Description of application – Variation of condition 16 of Reference 14/02860 Allowed on appeal for construction of 2 detached four bedroom dwellings to include additional single storey attached garage to each dwelling.

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

Ward Member Councillor Simon Fawthrop objected to the application as, in his opinion, it would not enhance the Area of Special Residential Character.

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

1. The proposed garages, by reason of their siting and design, will be out of character with the spatial standards of the area and contrary to the designated Petts Wood Area of Special Residential Character.

**12.10
BICKLEY**

(15/02793/FULL6) - 12 Beechfield Road, Bromley, BR1 3BU

Description of application – Single storey rear extension.

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

**12.11
PETTS WOOD AND KNOLL**

(15/02981/PLUD) - 44 Tudor Way, Petts Wood, Orpington, BR5 1LH

Description of the application– Single storey rear extension. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT

It was reported that the application had been amended by documents received on 24 September 2015 and that on page 147 of the Chief Planner's report under the heading, 'Proposal, the first sentence should be amended to read, "The proposal is a single storey rear extension that is 3 metres deep and 6.3 meters wide." It was also reported that an email from the applicant had been received to confirm that the plans were correct and a late drawing that had been circulated to Members.

Members having considered the report, objections and representations, **RESOLVED that a CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT be GRANTED** as recommended, for the reason set out in the report of the Chief Planner.

SECTION 4

(Applications recommended for refusal or disapproval of details)

**12.12
SHORTLANDS**

**(15/02795/FULL1) - 91 Hayes Way, Beckenham
BR3 6RR**

Description of application – Construction of one 3 bedroom detached bungalow to the rear of No. 91 Hayes Way fronting Hayes Lane.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received.

Members were concerned there was a mature tree located in the footway to the rear of 91 and 93 Hayes Lane and asked the planning officer to seek confirmation from the tree officer that the tree was subject to a tree preservation order. Members also requested that the tree officer inspect the trees within the gardens in the local vicinity.

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

**12.13
SHORTLANDS**

**(15/02828/FULL1) - 93 Hayes Way, Beckenham
BR3 6RR**

Description of application – Construction of one 3 bedroom detached bungalow to the rear of no.93 Hayes Way fronting Hayes Lane.

Oral representations in support of the application were received at the meeting. It was reported that further objections to the application had been received.

Members were concerned there was a mature tree located in the footway to the rear of 91 and 93 Hayes Lane and asked the planning officer to seek confirmation from the tree officer that the tree was subject to a tree preservation order. Members also requested that the tree officer inspect the trees within the gardens in the local vicinity.

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

The Meeting ended at 8.31 pm

Chairman

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

Application No : 15/03106/FULL1

Ward:
Crystal Palace

Address : Crystal Palace Park Cafe Crystal Palace
Park Thicket Road Penge London

OS Grid Ref: E: 534725 N: 170652

Applicant : Ms Lydia Coelho

Objections : YES

Description of Development:

Demolition of existing single storey cafe and terrace and erection of two storey building comprising cafe on ground floor and cafe/ event space on first floor; external ground and first floor terraces and construction of connecting bridge from first floor terrace to lakeside path

Key designations:

Conservation Area: Crystal Palace Park
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land
Sites of Interest for Nat. Conservation
Smoke Control SCA 6

Proposal

The determination of this application was deferred by Members of the Plans Sub-Committee meeting held on 22nd October 2015 in order to seek alterations in respect of the design and materials and to consider the proposed level of WC provision.

The applicant has submitted a statement providing information regarding the design process, referring to the community consultation undertaken in open days/group activity in addition to the discussion of the design and materials at the Mayor of London Design Review panel. The design was also interrogated by Historic England.

Further information is provided regarding the relationship between the design and the materials to be used and the park setting, and the applicant has stated that following feedback from the previous Plans Sub-Committee regarding the external and internal flooring, it is proposed to amend the materials to "a more traditional resin bound gravel externally and limestone tiles internally, rather than the modern poured concrete originally proposed."

With regards to the WC provision queried at the previous Committee meeting, the applicant has stated that the number of WCs is considered appropriate for the building size and number of prospective users, highlighting that there are no public toilets in the existing café. The proposed WCs would be in addition to the existing public toilet block opposite the café, which would remain open to all park users.

The statement in full is available on the planning file.

The previous report is repeated, suitably amended, below:

Planning permission is sought for the demolition of the existing park café building and the erection of a replacement café building which would be two storeys in height.

The proposed building would provide café facilities on the ground floor and a mixed café/event space on the first floor. The café does not include an interpretation centre, although the submitted design and access statement contends that "the internal fabric of the building will be used to communicate a dinosaur narrative, which focusses on associated historical people."

Toilet facilities are shown to be provided on the ground floor, with kitchen and servery areas and 66 seats arranged around 6 refectory style tables.

The proposed building would have a ridge height of 12.3m (8.4m in relation to the higher ground adjacent to the lake) and an eaves height of 6.2m. The building would be largely clad in cedar shingles, with large glazed areas to the ground floor facing the terrace and the first floor gable. The east elevation would incorporate a feature area of aluminium glazing. The north elevation incorporates a projecting glazed bay window

The existing external terrace area would be resurfaced and would provide a further 50 seats and customer bike racks and pram storage area.

New stairs would provide access from the ground floor terrace to the lakeside path. A new access bridge would link the first floor to the lakeside path.

A prunus tree by the lakeside path is proposed to be removed, and the proposal incorporates the planting of 2 additional trees.

The bridge link to the lakeside path and the internal lift would provide Disability Discrimination Act compliant level access between the central axis and the lakeside path, with the route separate from the main café and event spaces.

One additional lighting column is proposed to be placed on the path connecting the central axis and the café building to provide a continually lit route from the car park to the café.

Consultations

A large number of representations were received in response to the Council's notifications, which included site notices at each entrance gate and a press advertisement in addition to a large postal notification.

The representations which were received may be summarised as follows:

Objections

- The design would be jarring and would not harmonise with the surrounding park
- The design would not be in character with the heritage of the park and would be visually jarring
- The existing café is satisfactory although toilet facilities would be desirable
- What events would be accommodated within the upper floor?
- A bat survey should be undertaken
- Impact on birds
- The café would need to incorporate a dinosaur information centre in order to be consistent with the Masterplan
- The proposal does not appear to include solar thermal panels or a green roof
- General queries regarding the maintenance of windows/fireplaces/shingles
- Will on-site archaeological monitoring take place and has disabled access been addressed?
- Refreshments facilities would be better sited at the top end of the park
- Impact on existing café operators
- A more upmarket café may lead to existing users being priced out
- There do not appear to be conditions which would restrict the operator extending the hours of opening.
- Music or discos on the outside terrace would be heard over a large area
- Security issues - lack of shutters to the windows
- noise from the adjacent car park during evening hours
- the cost of rebuilding the café compared with the cost of restoration
- lack of community consultation
- questioning fire safety of proposed building and fire escape measures
- loss of seating
- inadequate circulation space
- poor kitchen area amenities
- the application should be referred to the Secretary of State as a matter of natural justice
- the masterplan was intended to be implemented in full and the current proposal does not accord with the Masterplan
- queries relating to the funding mechanism and the ring-fencing of additional income
- the café should be restored rather than rebuilt

In support

- the café would be a huge improvement on the existing
- would contribute to the regeneration of the Penge entrance to the Park and conforms in spirit with the 2007 MasterPlan.

- The links with the lake and views towards the dinosaurs would improve visitor experience
- The current café compares poorly in appearance and offering to other major parks
- The design and materials are of high quality and appropriate to the park
- the bulk and massing of the proposed building is in accordance with the consented Masterplan
- the replacement of the café is overdue, in particular the provision of safe and usable toilets, although dinosaur interpretation should form part of the café
- would positively enhance the park setting and would contribute financially to the maintenance and success of the park
- the building has views on all sides unlike the current building
- the improved access is appreciated

Environmental Health

No objections in principle, subject to conditions relating to pollution/site contamination conditions.

The Advisory Panel for Conservation Areas

No objection. The proposal would enhance the surrounding area and the Panel strongly supports it.

Historic England

No objections are raised to the proposals, and it is considered that the new café includes the masterplan consented elements of an external lakeside deck and an education suite which will support interpretation of the Grade I listed models of prehistoric monsters. This will be further reinforced through expansive viewing across the lake offered from the first floor.

With regard to the setting in the Grade II* park the new building will improve the connection between the lake and the central axis. It will improve park wide legibility. The deployment of revenue from the café on the maintenance of the park is welcomed and details of the mechanism for ring-fencing the expected additional income should be submitted to Historic England if permission is granted.

Thames Water

No objections in respect of sewerage and water infrastructure capacities.

Sport England

No comments.

Environment Agency

The proposal would have a low environmental risk and therefore there are no comments.

TFL

Satisfied that the proposals would not result in an unacceptable impact on the Transport for London Road Network.

Transport and Highways

The site is located within a moderate PTAL rate of 4.

The parking survey carried out on Saturday 26th September 2015 at the Penge Gate car park is the nearest permanent car park to the café site, reveals that during 16:00 and 16:10, 0% and 3% parking capacity were available; however the result of the mid-week car parking surveys shows that, frequently, over 50% of car parking spaces in the Penge Gate Car Park are unused. On these days the average number of free car park spaces is similar between AM and PM times. Moreover If this car park has reached capacity, car users are expected to use other parking locations in the park.

No objections are raised to the proposal on the basis that the development would not have a significant impact on the park's transport capacity, taking into account that the proposal is for a replacement building rather than an additional building.

Adjoining London Boroughs

The London Boroughs of Southwark, Lambeth declined to comment

Community Consultation

The applicant has submitted a statement regarding the community consultation process undergone prior to the submission of the application. The statement in full is in the planning file, but is summarised:

The Crystal Palace Campaign undertook a park user survey in 2002, the results of which were utilised to inform the Heritage Lottery Fund grant and the development of a Masterplan for the park.

The Masterplan was commissioned by the London Development Agency and was developed through extensive community consultation, with specific surveys in 2006 and 2007. The Crystal Palace Park Working Group was set up through the Masterplan community consultation. The group was active until summer 2015.

Outline planning permission was granted for the Masterplan which included the development of a two storey café in the same location as the existing café and that proposed in this current planning application.

In 2013 the Council worked with the Community Stakeholder Group (CSG) which had been set up to represent the park community by Community Links on behalf of

the Council with the aim of identifying the key park improvement projects from the Masterplan. Through dialogue with the CSG a total of 17 potential improvement projects were identified. The restoration and the rebuilding of the café, with the potential of integrating visitor services, was included in these improvements.

In 2013/14 £2.4m was made available in principle subject to committee improvement by the GLA and the Council to take the identified improvements through to delivery. In June 2014 the Council worked with the CSG to identify the most popular improvement projects.

The consultation consisted of drop-in sessions in the park, and an online questionnaire which asked people to rank their spending preferences. 590 park users responded to the questionnaire. Restoring the existing café ranked as the fifth improvement priority and rebuilding the visitor centre (including café) as the tenth most popular project.

In January 2014 further community group and stakeholder consultation was undertaken. This consultation shared the findings of the feasibility works with the public. The feasibility work found that the concert platform renovation (ranked third) was not a viable project and the impact of removing car parking and returning hard landscaping to parkland (ranked fourth) was not fully known. Community feedback at the consultation sessions indicated that the restoration of the Paxton Basin was not considered a worthwhile project; a view shared by English Heritage/Historic England.

The feasibility study had shown that a restoration of the existing café would not be good value for money as the building is coming to the end of its life and the existing café would not allow a change of café offer. The January consultation with the public had shown that the public wanted the café provision to include events space, toilets and some form of visitor information facility. Additionally, the potential for a new improved café to provide an increased revenue stream for the park had been recognised, in view of the supporting the ongoing cost of conserving the dinosaurs.

On this basis the decision was taken to increase the budget for the café project and develop a new building design using the principles of the Masterplan café. However, the Masterplan café building was estimated to cost £1.8m in 2007 and it was recognised that the café design developed now would be modest in comparison to enable the other viable improvement projects to proceed to delivery.

The Community Stakeholder Group and Heritage and Environment Group have monitored the development of the café building design and representatives of both these groups sit on the project team with Council Officers, a GLA representative and the consultants.

Planning Considerations

The most relevant London Plan policies are as follows:

Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater Infrastructure
Policy 5.15 Water use and supplies
Policy 5.16 Waste self-sufficiency
Policy 5.17 Waste capacity
Policy 5.18 Construction, excavation and demolition waste
Policy 5.21 Contaminated land
Policy 6.9 Cycling
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.14 Improving Air Quality
Policy 7.17 Metropolitan Open Land
Policy 7.19 Biodiversity and access to nature conservation

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
BE14 Trees in Conservation Areas
BE15 Historic Parks and Gardens
BE16 Ancient Monuments and Archaeology
NE7 Development and Trees
G2 Metropolitan Open Land
T2 Assessment of Transport Effects
T3 Parking
T7 Cyclists
T18 Road Safety

The Council's adopted Supplementary Planning Guidance - General Design Principles is also a consideration in the determination of this planning application.

The Conservation Area SPG is also of relevance.

Planning History

The planning history of the park as a whole is long and complex, reflecting the size of the park and its historical significance relating to the Palace site and the listed dinosaur structures.

Of particular relevance to the determination of this application is the planning history relating to the tidal lakes zone of the park. Under reference 07/03897 outline planning permission was granted (subject to the prior completion of a Section 106 agreement and subject to numerous planning conditions) for the Masterplan which proposed a comprehensive phased scheme for landscaping and improvement to the Park in its entirety, which included, inter alia, new residential development and a Regional Sports Centre.

Part of the outline application proposed the demolition of the existing café building and the erection of a "café and dinosaur interpretation centre" (up to 585 sq. m).

Conclusions

Crystal Palace Park is subject to a wide range of planning designations, including the following, which are particularly relevant to the determination of this application:

- The entire Park is Grade II* registered
- The Park lies within the Crystal Palace Conservation Area
- A large majority of the Park is designated as Metropolitan Open Land (MOL)

The main issues in the determination of this application are:

- The impact of the proposal on the character and appearance of the Conservation Area, the demolition of the existing café building and the extent to which the replacement café building would meet the need to preserve or enhance the character and appearance of the Conservation Area
- The impact of the proposal on the visual amenities and open character of the Metropolitan Open Land
- The impact of the proposal on traffic and parking in the area.

Additionally, concerns raised regarding the intensity of the use of the proposed café building compared with the existing café should be considered.

In determining the application, the previous outline permission for the replacement of the existing café is a material planning consideration. The scheme proposed a two storey building including a café and external deck, a shop, an education suite and public toilets. The space was designed for potential hire for weddings, events and meetings. At a lower level the ground floor was proposed to have a green roof and at the upper level the building comprised a rectilinear pavilion overlooking the lakes. The indicative design included timber clad towers. The maximum height of the timber towers was shown to be 18m, with the main two storey bulk shown on indicative drawings to be 10m high. The building was partly set into the slope which rises from the main axis to lake level, as is the case with the existing café and the proposed building.

It is noted that the previously permitted scheme formed part of a raft of development proposals relating to the park, in a comprehensive Masterplan. That this was the case does not intrinsically preclude any of the component parts being

granted planning permission individually if they are considered to be acceptable in principle in their own right, taking into account all material planning considerations that are pertinent to the individual proposal. This application is not the submission of approval of reserved matters under application ref. 07/03897 and is a stand-alone application which should be considered on its own merits, although the Inspector's conclusion that the bulk of the previous outline proposal would not have a detrimental impact on the character and appearance of the Conservation Area and the openness of the MOL is helpful in considering the current self-contained proposal, which is unrelated to the more comprehensive development proposals of the Masterplan (which included housing and a Regional Sports Centre).

The design of the café is materially different in terms of the external finishes of the structure, but the siting of the building is broadly as previously permitted in outline. In terms of the bulk of the structure, the proposed building incorporates significant pitched roof whereas the indicative drawings submitted with the previous application show a flat roofed multi-level building incorporating substantial timber clad towers. On balance, it is considered that while the design of the respective proposals are radically different, each would have a similarly limited impact on the open character of the area of Metropolitan Open Land and the character and appearance of the Crystal Palace Park Conservation Area.

No objections have been raised to the proposal by the Advisory Panel for Conservation Areas or Historic England. It is considered that the proposed building would be of an appropriate scale for the proposed use and would link visually with the historic lake feature which is considered integral to the character of the park. The materials would be appropriate for the setting, with the cedar shingles softening the appearance of the building and complementing the park landscaped setting of the proposed building.

The proposed café would be higher than the existing café building. The existing building is not considered to be of particular architectural merit which would warrant its retention. However, the existing building has a reasonably low profile, is flat roofed and as such has a limited impact on the open character of the MOL. The proposed structure would be taller than the existing structure, but it is considered that the design detailing and materials proposed to be used for the external surfaces of the building, including cedar shingle cladding, would soften its appearance and the siting of the building in relation to the topography of the park would limit the visual impact of the proposed café on openness. The linking of the café to the lake by way of the walkway would improve the relationship between the café and the historical feature of the Park. On balance, it is considered that the proposed building would have no greater impact on the MOL than the previously permitted scheme and would be of an appropriate scale, use and siting within the area of Metropolitan Open Land.

The principle of a café structure within the park and on the application site has been long-established and is considered to support and complement the outside leisure and recreational use of the park, which is an appropriate use within MOL.

Concerns relating to an increased intensity of café use are noted. No technical Highways objections are raised to the proposals, subject to planning conditions. In

respect of the impact of the proposals on residential amenity, it is noted that the proposed café lies approx. 55m from the residential buildings fronting Thicket Road, which is an increased separation in comparison with the existing café. The reasonably dense landscaped boundary would soften the impact of the proposal on the residential amenities of neighbouring properties, and it is necessary to consider the extent to which the existing use of the Park and the café could have on the amenities of the neighbouring properties in their current operation.

The previous outline planning permission was subject to conditions relating to the educational and café proposals, which required the submission of an Events Management Plan to be prepared in accordance with the applicant's Environmental Statement. This condition recognised that it would be appropriate to safeguard the responsible management of events within the Park to ensure that they would not have an adverse impact on amenity. Information submitted with the current application shows core café opening hours of 8am to 4pm on weekdays, 10 - 4pm on Sundays and 9am to 5pm on Saturdays, although these opening hours may be extended to reflect seasonality or in line with the business plan of the operator. It should be noted that the existing café has unrestricted opening hours in that no planning condition was imposed to restrict the opening hours of the café when it was originally constructed. The applicant has referred to the use of the proposed building for evening events, limited to no more than 70 events per annum, with the latest event end time of 11pm.

Members may consider that the increased intensity of use of the café resulting from the desire to provide a more comprehensive and ambitious facility would warrant the use of suitably worded planning conditions relating to noise, disturbance and hours of operation in order to protect the residential amenities of the occupiers of properties adjoining the park.

On balance, it is considered that the existing café building does not make a positive contribution to the character and appearance of the Crystal Palace Park Conservation Area. The demolition of the existing café building is therefore considered appropriate in principle.

While the low profile and orientation of the existing cafe limits its impact on the visual amenities and openness of the Metropolitan Open Land, it is of unsympathetic design and appearance and makes a reasonably poor contribution to the character of the park and the use of the space by members of the public as a consequence of its orientation and the limitations of the layout of the site, disconnected from the lake and surrounding features.

It is considered that the proposed replacement building would improve the connection of the café to the historic tidal lake and the listed dinosaur models. The building is of a high standard of design and the proposed materials are considered to be appropriate for the setting of the building.

The applicant has submitted a detailed statement in support of the design process undertaken prior to the submission of the application, confirming that no objections have been raised to the design and choice of materials by Historic England or the Mayor's Design review panel. In the light of the deferral of the application, it is

proposed that the external and internal floor surfaces be amended to a more traditional resin-bound gravel and limestone tiles. If Members are minded to grant planning permission, it would be appropriate to apply a condition requiring the submission of details of the materials to be used for the internal and external flooring to ensure that the materials used would be as set out in the recent additional statement.

With regards to the operation of the café, it is considered that the use of planning conditions relating to noise and events management would satisfactorily safeguard the amenities of neighbouring residential properties in addition to the day-to-day public use of the café facilities.

With regards to the provision of WC facilities, it is noted that the linked British Standard 6465 and the Building Regulations (by which the standards are implemented) provide national guideline standards for the provision of toilets. The proposed café would provide combined public/customer WC facilities in addition to the retained public toilet close to the site. It is considered that in this respect the proposal represents an improvement over the existing provision, and in any case, the technical layout and provision would be subject to certification under the Building Regulations, outside of planning control.

as amended by documents received on 04.11.2015 20.08.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

- 2 Before the development hereby permitted is commenced, details of the specification and position of fencing (and any other measures to be taken) for the protection of any retained tree shall be submitted to and approved in writing by the Local Planning Authority. The areas enclosed by fencing shall not be used for any purpose and no structures, machinery, equipment, materials or spoil shall be stored or positioned within these areas. Such fencing shall be retained during the course of building work**

Reason: In order to comply with Policies NE7 and NE8 of the Unitary Development Plan to ensure works are carried out according to good arboricultural practice and in the interest of the health and visual amenity value of trees to be retained.

- 3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or**

drawings unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.**

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

- 5 Details of a foul water drainage system shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.**

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

- 6 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

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

- 7 Unless otherwise agreed in writing by the Local Planning Authority, no part of the development hereby permitted shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation by an archaeological organisation approved in writing by the Local Planning Authority. Access shall be permitted to the site at all reasonable times for the carrying out of the investigations, including making necessary records of items of interest and finds.**

Reason: The site is of archaeological interest and detailed investigations should be undertaken to enable consideration to be given to preservation in situ and/or recording of items of interest in compliance with Policy BE16 of the Unitary Development Plan.

8 Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason:In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

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

Reason:In order to comply with Policy T7 of the Unitary Development Plan and Policy 6.9 of the London Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

10 Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

11 The development hereby permitted shall incorporate measures to minimise the risk of crime. No development shall take place until details of such measures, according to the principles and physical security requirements of Secured by Design, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.

Reason:In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.

- 12** Detailed plans of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently retained in an efficient working manner.

Reason:In order to comply with Policies S9 and ER9 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 13** Details of the timing of any works to the roof and upper floors shall be submitted to and approved in writing by the Local Planning Authority and timbers shall only be treated with chemicals which have been agreed in writing by the Local Planning Authority before the works and treatment are carried out. The timing of the works and of any timber treatment shall be in accordance with the approved details.

Reason: In order to comply with Policy NE3 of the Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

- 14** Prior to the first use of the development hereby permitted an Events Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Events Management Plan shall include measures for annual monitoring and updating of the measures contained in it, and after the Local Planning Authority has approved the Events Management Plan, it shall be implemented thereafter.

Reason: In the interest of the amenities of the occupants of neighbouring residential properties and to accord with Policy BE1 of the Unitary Development Plan.

- 15** Any music or amplified sound (including television, films or amplified human speech) played on the premises shall be played through a Formula Sound AVC-2D noise limiter (or suitable alternative by written agreement of the Local Planning Authority) and the limiter shall be set and sealed to the satisfaction of the Local Planning Authority and permanently maintained as such thereafter.

Reason: In the interest of the residential amenities of the area and to accord with Policy BE1 of the Unitary Development Plan.

16 The use of the cafe hereby permitted shall not operate before 08.00 nor after 23.00 on any day.

Reason: In the interest of the residential amenities of the area and to accord with Policy BE1 of the Unitary Development Plan.

17 Prior to the commencement of the development hereby permitted, details of the materials to be used for the external and internal floor surfaces shall be submitted to and approved in writing by the Local Planning Authority, and the development shall implemented in accordance with the approved details.

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

You are further informed that :

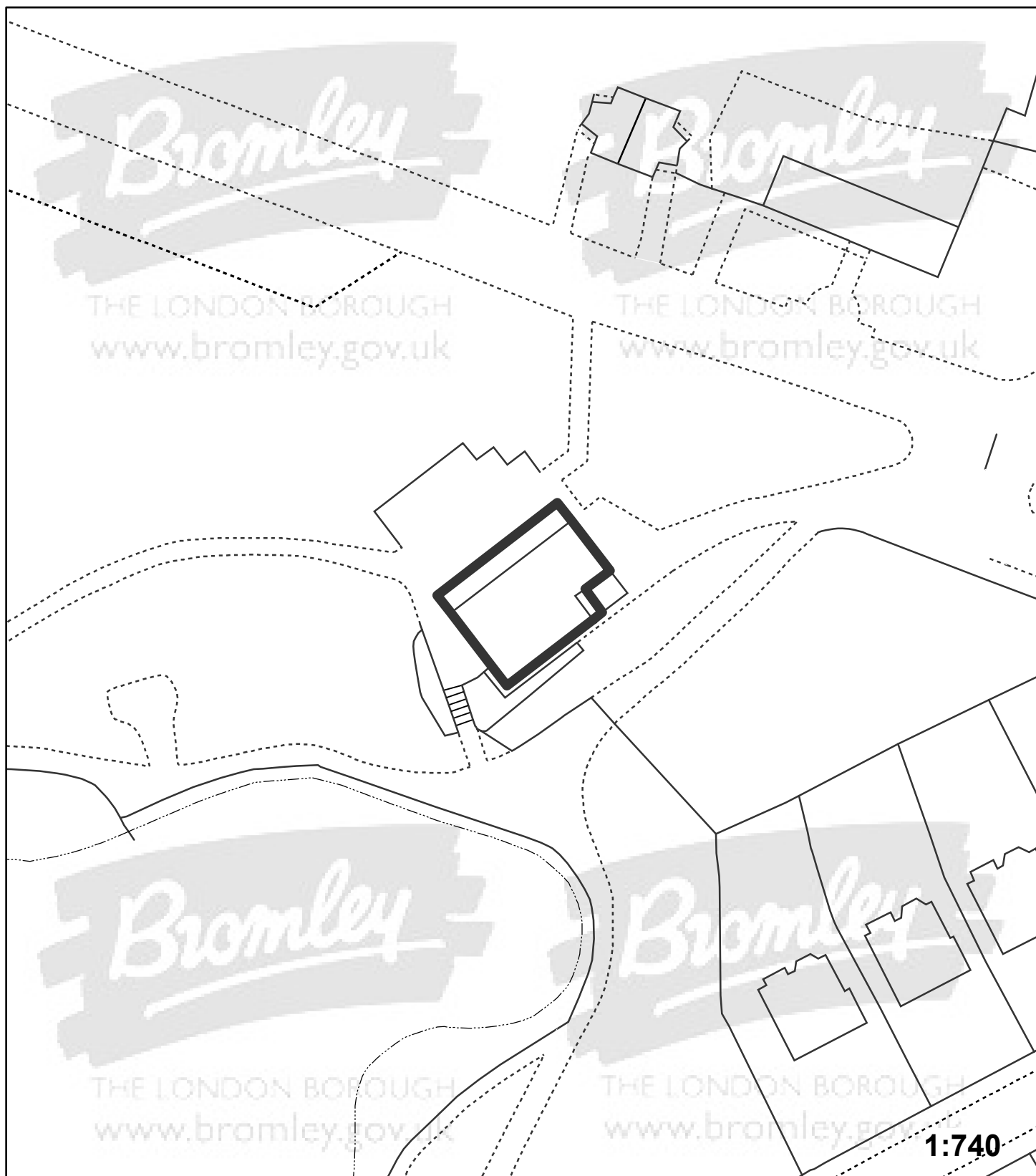
1 Before the development commences, the Applicant is advised to contact the Pollution Team of Environmental Health and Trading Standards regarding compliance with the Control of Pollution Act 1990. The applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley website. 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 Planning Authority for approval in writing.

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Application:15/03106/FULL1

Address: Crystal Palace Park Cafe Crystal Palace Park Thicket Road Penge London

Proposal: Demolition of existing single storey cafe and terrace and erection of two storey building comprising cafe on ground floor and cafe/event space on first floor; external ground and first floor terraces and construction of connecting bridge from first floor terrace to lakeside path



"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 : 15/03407/FULL1

Ward:
Chislehurst

Address : Builders Yard Rear Of 1 To 4 Albany
Road Chislehurst BR7 6BG

OS Grid Ref: E: 543784 N: 171032

Applicant : Mr Moyce

Objections : YES

Description of Development:

Construction of a two bedroom single storey dwelling with associated car parking and landscaping

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 16

Proposal

Planning permission is sought for the construction of a detached single storey two bedroom dwelling with associated car parking and landscaping. The proposed dwelling would be sited fronting the rear of the properties in the High Street, with the flank and rear elevations facing the rear gardens of properties in Albany road. A minimum of 500mm would be provided between the northern and the boundary with Albany Road, and a separation of 2.2m to the south of the site (adjacent to the public carpark). The proposed dwelling would measure approximately 5.4m in height to the top of the ridge. Rooflights are proposed to the side roof slopes to serve an en-suite bathroom and the kitchen.

Location

The application site is located to the south of properties in Albany Road and to the east of properties facing onto the High Street. The proposed building will be accessed via Albany Road and access road to the rear of the High Street. To the south of the site is a public Pay and Display car park. The southern and western boundaries of the site are adjacent to the Chislehurst Conservation Area.

Consultations

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

- access from Albany Road is very tight with an almost blind junction with Albany Road
- better access from the Right of Way to the rear of Burlington Parade
- site should be served from the southern right of way in the interests of road safety- planning condition should be added
- development seeks a portion of the existing Right of Way from Albany Road. This is a shared Right of Way and Applicant has no legal right
- detrimental to adjoining owners
- condition should be added that the site development. Including fencing and landscaping should be contained within the original site boundary of the yard
- over provision of car parking
- planning condition should remove all permitted development rights
- will restrict use of the access road to the parade of shops
- new property will be accessed via the access road
- Applicant has built several brick walls and gate posts and recycling shed on service road
- solicitors are in contact with developers solicitors
- historically there was no access to the builders yard to the rear of 1-4 Albany Road
- single storey dwelling represents an overdevelopment of the site
- minimal space to boundaries
- private amenity space is inadequate
- similar to previously refused scheme
- boundary fence has already been moved by the Applicant
- building and use of materials will impact on Conservation Area
- impact upon Chislehurst as a whole
- building is ugly in comparison to the 100 year old terraces
- highway and pedestrian safety from exiting site
- add pollution, noise and disturbance
- overdevelopment of the site
- out of character with the road and the area

Comments from Consultees

Thames Water- No objections raised in principle subject to suggested informatives

Highways- Site is within a low (2) PTAL area. Site outline is different from the approved scheme, both access roads are private and subject to private right of way. No objections raised in principle to the application

Environmental Health (Pollution)- No objections raised subject to suggested informative

Drainage- no objections subjection to standard conditions

Planning Considerations

Policy BE1- Design of New Development
BE13- Development Adjacent to Conservation Areas
Policy H7- Housing Density and Design
Policy NE7- Development and Trees
Policy T3- Parking
Policy T18- Road Safety

London Plan:

3.3 Increasing housing supply
3.4 Optimising housing potential
3.5 Quality and design of housing developments
3.8 Housing choice
3.9 Mixed and balanced communities
5.3 Sustainable Design and Construction
7.4 Local Character

The Mayor's Supplementary Planning Guidance: Housing

National Planning Policy Framework (NPPF) is also a consideration.

Planning History

The planning history of the site is summarised as follows:

- 15/02207- Planning permission refused for Construction of 2 semi-detached single storey dwelling with accommodation in roofspace with associated car parking and landscaping for the following reasons:

"1. The proposed dwellings to the rear of Nos. 1-5 Albany Road would, by reason of their size, site coverage and close proximity to neighbouring residential properties, result in a cramped overdevelopment of the site harmful to the character and appearance of the area and would have a seriously detrimental impact on the amenities of adjoining residents by reason of loss of light, privacy and outlook, thereby contrary to Policy BE1, BE11, H7 and H9 of the Unitary Development Plan.

2. The proposed car parking layout is inadequate in design, and as such, the proposals would be lacking in adequate parking provision to meet the needs of the development and likely to result in an increase in demand on on-street car parking thereby contrary to Policy T3 of the Unitary Development Plan."

- 14/04838- Planning permission granted for Demolition of existing buildings and erection of a single storey building comprising 1 one bedroom dwelling and offices (Bromley and Chislehurst Conservative Party)

- 11/00172- Extension of time limit for implementation of permission reference
- 07/04023 for Single storey detached office building with cycle store was granted permission

- 07/04023- Planning permission granted for a single storey detached office building with cycle store

- 06/00640 and 06/00643- Planning permission and conservation area consent refused for the demolition of existing buildings rear of 68-70 and a 2 two storey detached office units B1 at the rear of 68-70 High Street Chislehurst and 1 Albany Road Chislehurst with 5 car parking spaces
- 83/01715- planning permission granted for the continued use as builders storage yard and retention storage building

Conclusions

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

The principle of developing the site has been established by the granting of planning permission under ref. 14/04838 for a 1 one bedroom dwelling and an office. Most recently, however, Members will note that planning permission was more recently refused under delegated authority for 2 semi-detached dwellings at the site. The current application seeks to overcome the previous grounds of refusal by reducing the proposed footprint of the building, reducing the number of dwelling proposed, increasing the separation distances of the proposed dwelling to the adjoining neighbours and by deleting the previously proposed roof accommodation. The height of the proposed building is higher (approximately 1.4m) when compared to the most recently approved scheme (ref. 14/04838) , but the overall size of the currently proposed building is substantially reduced allowing for an increased amount of hard and soft landscaping at the site. Members may consider the scale of the building to be acceptable in this location.

Members will note that the proposed building is similar in design to the approved scheme (ref. 14/04838). Given the location of the site adjacent to the Chislehurst Conservation Area and that the building would be visible from a number of properties along Albany Road and by users of the car park, a high level of design quality is sought and Members may consider that the design of the building acceptable in this case.

With regards to the proposed residential unit, The London Plan paragraph 3.5, details outlined in Table 3.3 and the Mayor's Housing SPG outline the minimum requirements for new dwellings. The Mayor's housing SPG requires a minimum internal area for a 2 bedroom 4 person (flat) of 50sqm, or a 2 bedroom 4 person two storey house of 83sqm, with the proposed dwelling measuring approximately 124sqm. The proposed bedrooms also meet the minimum requirement of 12sqm for double bedrooms. The building retains an improved level of separation distance to the adjoining boundaries, and a rear garden measuring 5m in depth is proposed. On balance Members may consider that the proposed dwelling would provide a satisfactory living environment for future occupiers.

The Council's Highways officer does not object to the principle of the scheme on the basis of the parking proposed and Members may consider this adequate to overcome the previous second reason for refusal under ref. 15/02207. In terms of

the proposed access to the site, there have been several concerns raised by local residents regarding the private right of way however this is primarily a private legal matter.

With regards to the impact of the building upon the residential amenities of nearby neighbours, Members may consider that the proposed building is unlikely to result in a more significant impact when compared to the previous permitted application (ref. 14/04838) and given the changes that have been made to the scheme, notably the increased separation to the neighbouring boundaries and the removal of the roof extension, on this basis the current proposal is recommended for permission to be granted.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 15/03407 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

- 2 Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.**

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

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be erected or made**

within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason:In order to comply with Policies H7 and BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

- 5** Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

Reason:In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.

- 6** Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction traffic shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

- 7** Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 4A.7 of The London Plan.

You are further informed that :

- 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

- 2** Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health and 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 of Code of Practice 2008 which is available on the Bromley website.

- 3** With regard to surface water drainage it is the responsibility of the 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 from the site prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777

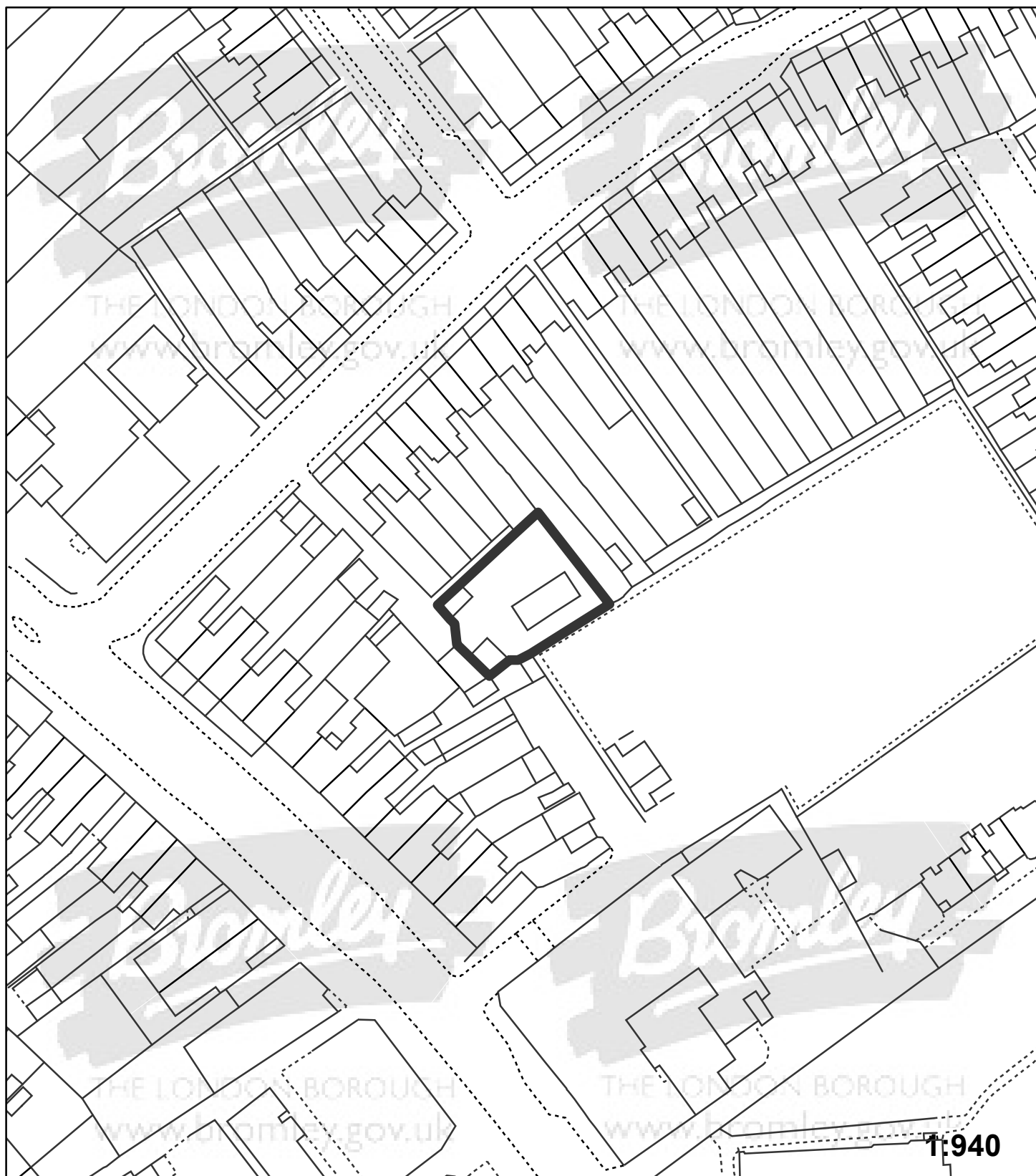
(Reason) To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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Application:15/03407/FULL1

Address: Builders Yard Rear Of 1 To 4 Albany Road Chislehurst BR7 6BG

Proposal: Construction of a two bedroom single storey dwelling with associated 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"

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SECTION '2' – Applications meriting special consideration

Application No : 15/03511/FULL1

Ward:
Chelsfield And Pratts
Bottom

Address : Orpington Sports Club Goddington
Lane Orpington BR6 9SX

OS Grid Ref: E: 547318 N: 164861

Applicant :

Objections : YES

Description of Development:

Installation of 4 no. floodlight monopoles (2x 14m and 2x 17.5m) each supporting 4no. lamps, and the 2no. 17.5m molopoles also supporting telecommunications antenna (for shared use by Vodafone and Telefonica), together with installation of 3no. ground based equipment cabinets.
(Location at Westcombe Park Rugby Club pitch)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Sites of Interest for Nat. Conservation
Smoke Control SCA 29
Smoke Control SCA 31

Proposal

The application serves two functions: firstly, in order to provide enhanced indoor and outdoor mobile telecommunications coverage and capacity; and secondly, to support the continued use of "Westcombe Rugby Club" as a Rugby Football Club and as a community facility. The associated technical apparatus on the monopoles will include 6 no panel antennas and 4 no dish antennae. The columns to which the telecommunications equipment will be attached will incorporate a wider diameter of 0.6m at base level and tapering down to 0.3m at the height of 15.4m where the antennas are mounted.

The application is accompanied by a Technical Report and a Planning, Design and Access Statement.

Location

The application site is situated to the east of the A224 Court Road with the main point of access to the site off Goddington Lane. It forms part of a larger complex of

mainly outdoor sports facilities. A 300 seat spectator stand forms part of the site which adjoins the playing pitch. The site falls within the Green Belt.

Consultations

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

- visually intrusive in an otherwise green area
- out of character
- light (illumination) nuisance within a ground which already has three separate areas of floodlights
- floodlights regularly left on overnight and shine into neighbouring residents' homes
- installation of two 17.5m floodlights will be visually intrusive
- a more sensitive alternative location should be utilised
- visually intrusive
- any financial gain for the rugby club should not be treated as a planning justification
- lack of public consultation
- objection if the proposed floodlights were to be used between 10:30pm and 9:00am

Comments from Consultees

No Environmental Health objections raised, subject to conditions restricting the use of the proposed floodlighting to between 09:00 - 21:30 on any day.

Planning Considerations

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

BE1 Design of New Development
BE22 Telecommunications
G1 The Green Belt
L1 Outdoor Recreation and Leisure

National Planning Policy Framework

London Plan (2015)

Planning History

There are no planning applications directly applicable to this proposal.

Conclusions

The main issues to be considered in this case are the visual impact of the proposal, including in respect of the openness of the Green Belt, the investigation of alternative sites, and its impact on neighbouring amenity.

In the accompanying supporting statement the agent has included justification for the siting of the installation which is required to provide coverage to the surrounding area for both mobile phone operators. The agent has provided documentation to confirm compliance with the International Commission on Non Ionizing Radiation Protection (ICNIRP).

Policy G1 of the UDP states that openness and visual amenity shall not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reason of scale, siting, materials or design. In terms of national policy, the NPPF notes at Paragraph 87 that "as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

In this case it is noted that the scheme will entail the erection of four monopoles, the two 14m-high structures will be used exclusively for floodlighting, and the remaining two will each incorporate telecommunications antennas and will be 17.5m high in order to incorporate this apparatus. Whilst each of these columns will incorporate floodlighting, those which will incorporate the antennas will necessarily be larger in order to accommodate this equipment. From a visual perspective, these higher columns will be particularly dominant within their surroundings, incorporating as they do a diameter of 0.6m at ground level, whilst their upper sections will comprise of antennae. Given their height and massing, it is considered that these columns will appear extremely conspicuous within their surroundings, and that the overall impact of this development will be accentuated as a result of the cumulative development proposed, in terms of column numbers and equipment at ground floor level. As such, it is important to assess any potential very special circumstances which might exist to justify this proposal.

Five very special circumstances have been cited in support of this proposal. These are: the benefit to an existing community sports facility; innovative design; improvement in coverage over a range of technologies; improved network coverage; and a demonstration of no viable alternative sites to provide the facility. Although it is accepted that this proposal will enhance the existing sports facility, in terms of enabling longer use of the site, it is likely that a less intensive form of development could be undertaken which would achieve the same objective. Furthermore, whilst enhanced mobile coverage would be of benefit, on balance it is considered that this would fail to outweigh the harm arising out of this proposal as a result of its adverse effect on openness and visual amenity, and inappropriate in the Green Belt.

In summary it is considered that the proposal constitutes inappropriate development in the Green Belt which would harm its openness and visual amenity, and that no very special circumstances have been demonstrated that might justify the grant of planning permission as an exception to established Green Belt policy.

Background papers referred to during production of this report comprise all correspondence on the file refs set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: APPLICATION BE REFUSED

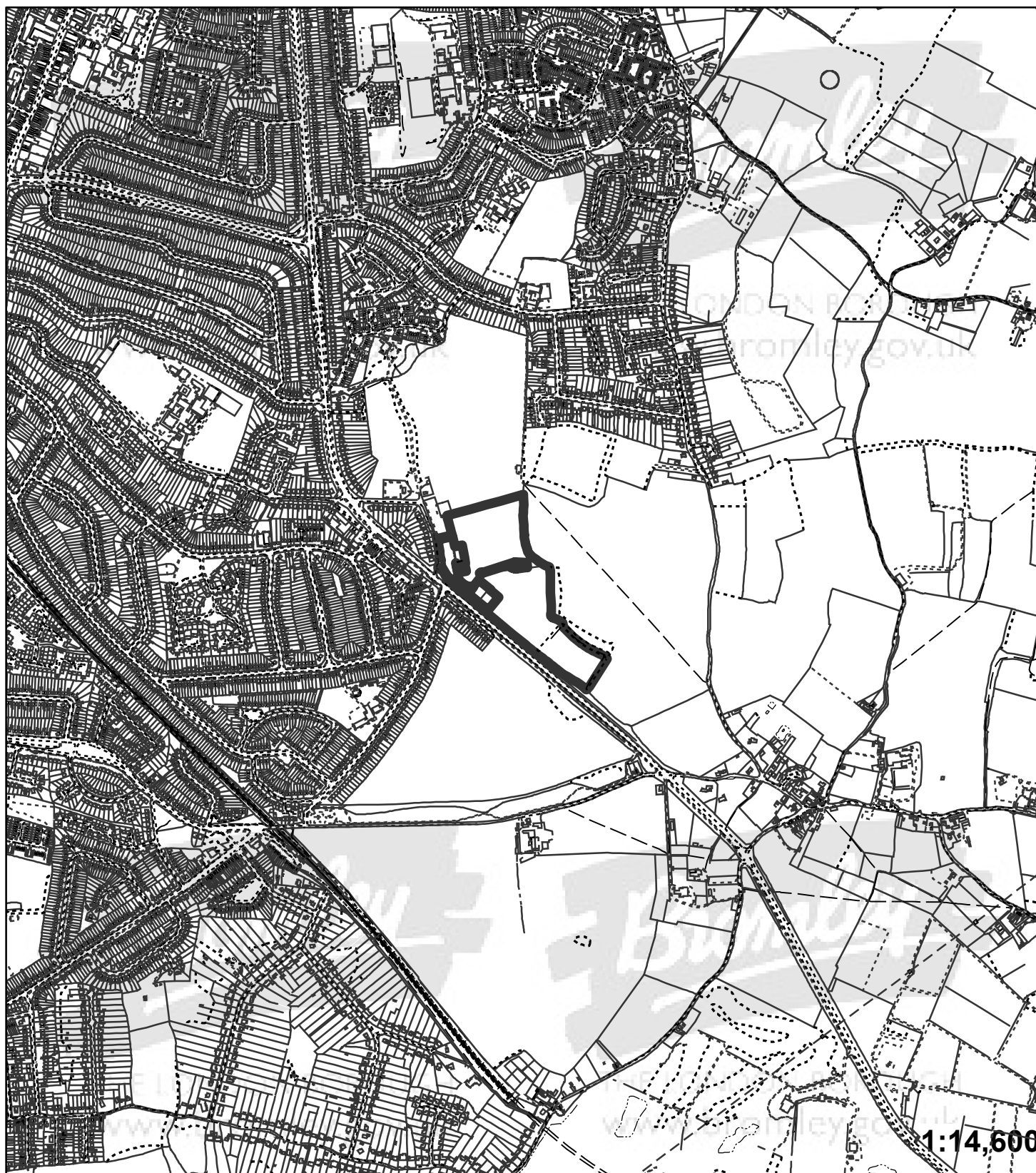
The reasons for refusal are:

The proposal, by reason of its height and massing, would undermine the openness and visual amenity of the Green Belt and in the absence of very special circumstances to justify otherwise, constitutes inappropriate development in the Green Belt, contrary Policy G1 of the Unitary Development Plan and the National Planning Policy Framework.

Application:15/03511/FULL1

Address: Orpington Sports Club Goddington Lane Orpington BR6 9SX

Proposal: Installation of 4 no. floodlight monopoles (2x 14m and 2x 17.5m) each supporting 4no. lamps, and the 2no. 17.5m molopoles also supporting telecommunications antenna (for shared use by Vodafone and Telefonica), together with installation of 3no. ground based equipment



"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 : 15/03762/FULL6

Ward:
**Bromley Common And
Keston**

Address : 26 Cowper Road Bromley BR2 9RX

OS Grid Ref: E: 541758 N: 167953

Applicant : Mr John Wheatman

Objections : YES

Description of Development:

Two storey side/single storey rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 19

Proposal

The application seeks consent for the construction of a two-storey side and single storey rear extension. The proposed two-storey side extension would measure 2.7m in width and 7.85m in depth. The property currently has an L-shaped layout at first floor level and the proposal would infill this side return squaring off the rear elevation. The extension would incorporate a part flat/part pitched roof with an eaves height that would match the existing dwelling. The proposal would be 1.2m lower than the existing ridge height and would be set back from the front elevation by 2.4m. Two high level windows are proposed within the flank elevation of the extension at first floor level. A single-storey rear addition is also proposed. This would measure 0.85m in depth and would have a flat roof with a height of 3m.

Location

The application relates to a two-storey semi-detached cottage which is situated on the west side of Cowper Road. The property is situated close to the junction with Walpole Road and backs onto the residential rear gardens of No 51-55 Walpole Road. The surrounding area is primarily residential in character and the site is not located within a conservation area. The property has a modest sized rear garden and a small front drive with off-street parking.

Consultations

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

- o The extension is large in comparison with the size of the property and rear garden. It will go way beyond the footprint of the two existing single-storey extensions.
- o Two windows are proposed within the side elevation. Although these are noted as obscured glazed there is nothing to stop these being changed in the future. They are a few feet away from the rear garden causing direct overlooking and loss of privacy.
- o The garden at the neighbouring property is very short meaning the extension would be extremely imposing and encroaching.
- o Loss of light
- o Loss of outlook and green prospect
- o Loss of enjoyment of garden
- o Misleading statements within the application regarding intentions for property.

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

SPG 1 General Design Principles
SPG 2 Residential Design Guidance

No relevant planning history

Conclusions

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

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

Policy H9 requires proposals of two or more storeys in height to be a minimum of 1m from the side boundary. However, H9(ii) states that 'where higher standards of separation already existing in residential areas, proposals will be expected to provide a more generous side space. This will be the case on some corner properties'. Para 4.48 explains that the Council consider it important to 'prevent a cramped appearance and is necessary to protect the high spatial standards and

visual amenity which characterise many of the Borough's residential areas'. The application property sits at the junction of Walpole Road and Cowper Road and forms one half of three semi-detached cottages, which face Cowper Road. Due to the orientation of the site and road layout the application property sits adjacent to the rear gardens of 53-55 Walpole Road, with the garden of No 55 wrapping around the corner of the road providing an open and spacious setting. The proposed two-storey extension would be situated along the south facing flank elevation and would be set back from the front elevation by approximately 2.4m. The existing property has an 'L-shaped' arrangement at first floor level, however the proposed extension would wrap around the rear elevation squaring off the property at the rear. It would include a pitched roof, which would be set down at ridge level, but would only achieve a side space of 0.93m at its narrowest point, due to the tapering nature of the plot. However, officers consider the subservient nature of the extension in this particular context, would not encroach on to the open and spacious setting of the streetscene due to the orientation and layout of the site. A view between the properties across the rear gardens would also be maintained and, on balance, officers consider that the proposal would be in accordance with the aims of H9.

Generally, the overall scale and mass of the extension is considered to be in keeping with the application property and large extensions to similar properties are noted elsewhere within the street, including No 55 Walpole Road. There are also a variety of architectural styles and building types within the wider area. Subject to the use of matching materials, which could be controlled by way of a condition, officers consider that the proposed extension would be an acceptable alteration that would not result in significant harm to the character and appearance of the property or streetscene.

A small single-storey rear extension would be located to the rear of the property. The addition would not be visible from the public realm and is considered to be a modest alteration that would not result in harm to the character and appearance of the dwelling or area in general.

Neighbouring amenity

Policy BE1 seeks to ensure that new development proposals, including residential extensions respect the amenity of occupiers of neighbouring buildings and that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

The main impact of the proposal would be on the immediate neighbouring occupiers who would be able to view the extension from their rear gardens and properties. The proposal would sit adjacent to the rear boundary of No 53 and 55 Walpole Road. However, the principle bulk of the extension would be immediately to the rear of No 55, which benefits from a two-storey rear addition. This addition has narrowed the rear most section of the garden to approximately 7m in depth, however the garden does wrap partially around the side of the house and is enclosed by a large timber fence. There is already some visual incursion experienced by the rear gardens and rear elevations of No 51-55 Walpole Road, due to the bulk of the existing dwelling. The proposed extension would result in the

bulk of the dwelling being noticeably closer to the rear gardens of the above properties, and in particular No 55, however the extension would not be any higher than the existing building. The additional proximity would result in some additional visual intrusion in terms of its prominence, however the proposed development is located to the north of No 51-55. This orientation, coupled with the height of the extension would not result in a significant loss of light or overshadowing for neighbouring properties. Whilst officers acknowledge that the proposal would have some visual impact on neighbouring properties, given the subservient nature of the scheme in relation to the dwelling, layout and orientation of the site officers consider that on balance, the proposed extension would be an acceptable form development in terms of neighbouring amenity.

Concerns have been raised by residents regarding overlooking and a loss of privacy. The proposal would include windows within the front, side and rear elevations. There is already an established degree of overlooking towards the front and rear of the site, including a bathroom and bedroom overlooking the rear gardens. There are also rear facing windows in neighbouring properties. The proposed windows within the front and rear would not therefore result in a significantly greater level of overlooking than the current situation. Two windows are however proposed within the side elevation and would face the rear garden of No 53-55 Walpole Road. The applicant has stated that the above windows would be obscured glazed and fixed shut. This would prevent any direct overlooking or loss of privacy. It is however considered reasonable and necessary to condition these windows to be obscured glazed and fixed shut in order to prevent their future alteration and to protect neighbouring privacy.

The proposed single-storey addition would abut the common boundary with No 24 Cowper Road, which has not been extended at the rear. However the extension would have limited depth and height, which is considered modest and unlikely to result in harm to the visual amenities of No 24.

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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

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

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

- 3** The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

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

- 4** Before the development hereby permitted is first occupied, the proposed window(s) in the first floor Southern flank elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

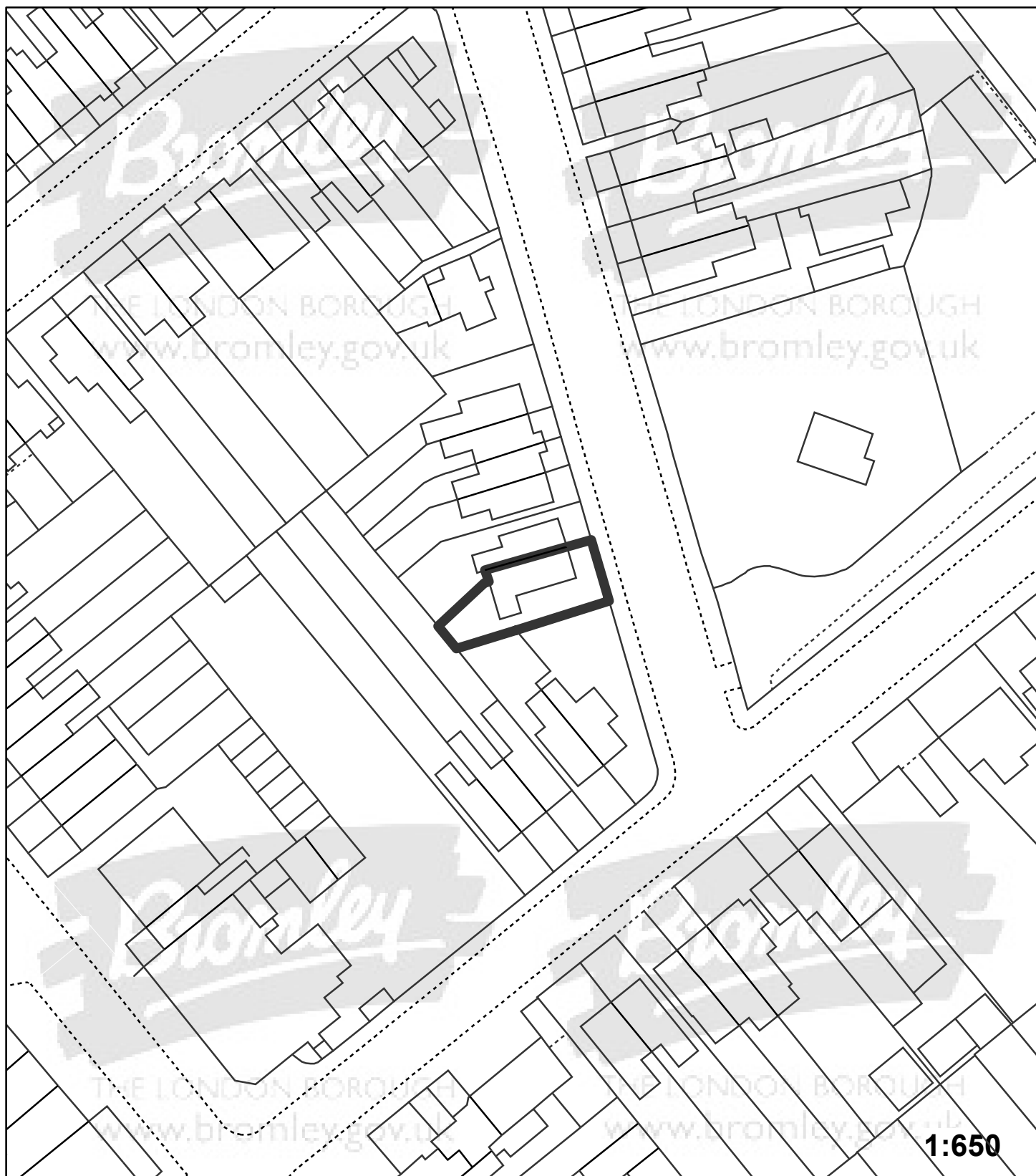
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

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Application:15/03762/FULL6

Address: 26 Cowper Road Bromley BR2 9RX

Proposal: Two storey side/single storey rear extension



"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 : 15/04062/FULL6

Ward:
Mottingham And Chislehurst
North

Address : 150 Castleton Road Mottingham London
SE9 4DE

OS Grid Ref: E: 542053 N: 171747

Applicant : Mr Ludmilla Ivanova

Objections : YES

Description of Development:

Part one/two storey side and rear extension

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 51

Proposal

The application proposes a part one/two storey side/rear extension that would measure 3.25m in depth and then step out a further 0.8m where the proposal incorporates a first floor element and extends to the side by 1.5m at the boundary for 3.8m and steps out by a further 1.3m to incorporate the first floor element.

The application site hosts a two storey semi-detached dwelling on the Southern side of Castleton Road, Mottingham.

Consultations

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

Planning Considerations

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

BE1 Design of New Development
H8 Residential Extensions
H9 Side Space

The Council's adopted Supplementary Planning Guidance (SPG) documents are also a consideration in the determination of planning applications. These are:

SPG No1 - General Design Principles
SPG No2 - Residential Design Guidance

Planning History

Under planning reference 15/00173 permission was refused for a part one/two storey side/rear extension

Conclusions

Members may consider the main issues relating to the application as being the effect that the proposal would have on the streetscene and the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy H9 states that when considering applications for new residential development, including extensions, the council will require a minimum of 1 metre space from the side boundary of the site retained for the full height and length of the flank wall of the building. Although the ground floor elements of the proposal are along the boundary, the first floor element of the development would be set back from the front of the property and would 3m from the boundary with number 148.

The proposal is a first revision of a previous refusal, the previous reason for refusal was regarding the rearward projection of the single storey element along the boundary with number 148, this part of the development has been reduced and would now only project 3.25m and Members may consider that this reduction in depth would make the development acceptable.

The proposed extensions are sympathetic to the host dwelling as they are set back from the front and the two storey element is set further back and is at least 1m from all boundaries and is also set below the ridgeline of the host dwelling and is therefore subservient to the host dwelling.

Due to the irregular shape of the plot and the position and orientation of the host dwelling it is considered that the proposed development would not result in any unacceptable terracing or present a cramped form of development.

Having had regard to the above, Members may consider 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.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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

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

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

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

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.

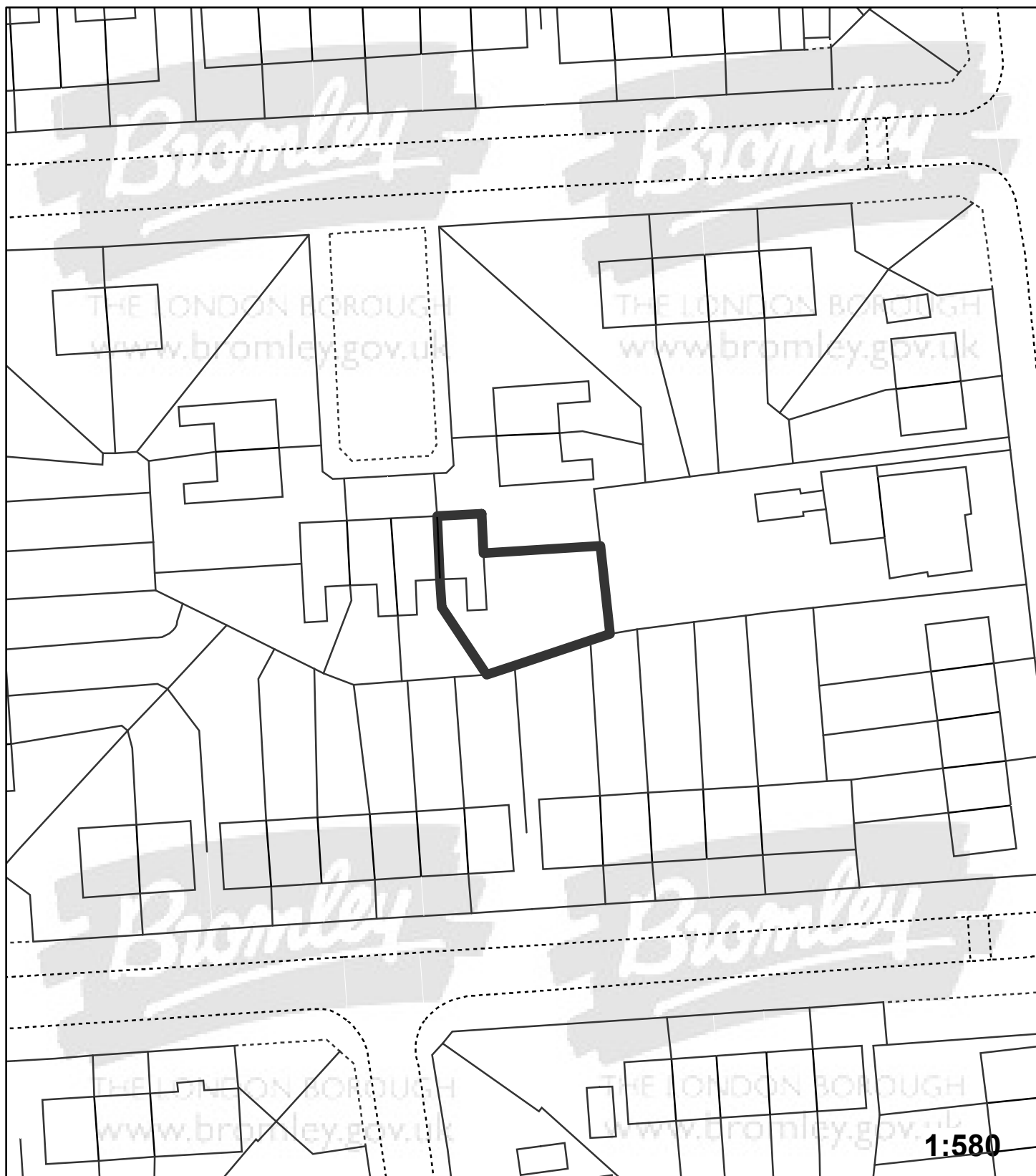
REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

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Application:15/04062/FULL6

Address: 150 Castleton Road Mottingham London SE9 4DE

Proposal: Part one/two storey side and rear extension



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

Application No : 15/03933/FULL1

Ward:
Petts Wood And Knoll

Address : 2 Woodland Way Petts Wood Orpington
BR5 1ND

OS Grid Ref: E: 544361 N: 167922

Applicant : Mr J Sobowale

Objections : YES

Description of Development:

Proposed three bedroom dwelling on land adjoining 2 Woodland Way.

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 4

Proposal

This site measures 420 sqm and presents as garden land to the property at 2 Woodland Way. The topography of the site is relatively flat however the highway slopes upwards from north to south.

It is proposed to erect a three bedroom dwelling house that appears as two storeys in height with a single storey rear conservatory. The dwelling is proposed with a hipped roof profile with a two storey gable feature to the front elevation. The dwelling is proposed to be constructed from red brick to the lower ground floor with a white render to the upper floors similar to the neighbouring dwellinghouse.

The dwelling would maintain separations of 1.4m to the common side boundary with number 2 Woodland Way and 2m from the boundary with number 2a at the closest point. The height of the dwellinghouse will not exceed the height of the neighbouring properties and will be sited 700mm lower than number 2 Woodland Way

Consultations

Nearby owners/occupiers were notified of the application, comments can be summarised as follows:

- The site is small and irregular for the size of the house proposed and would set a precedent for future development

- Very over powering and totally out of keeping
- Sunlight and views will be lost
- Infilling spoils the appearance of the road, reduces green areas and parking
- If the site was sub divided the two resulting plot sizes would be less than half of the average plot size for the area and totally out of keeping with the locality
- There are trees within the site
- The proposed house would produce a building mass next to the side boundary of 2A Woodland Way rather than views across the garden
- The back garden is extremely small which is not useful for a family
- Represents an overdevelopment of the plot
- Views to the rear of the plot will be lost
- Loss of amenity for the neighbours at 2, 2A Woodland Road and 3 Towncourt Crescent who will be subject to a degree of overlooking
- Increased noise from parking
- The car parking spaces are below those required for people with disabilities
- Will result in the loss of verdant open garden land as exists
- The level of space between the properties is not commensurate with the properties on the eastern side of the road.
- Loss of privacy and outlook from 3 Towncourt Crescent
- The modern appearance of the dwelling would be out of place with the neighbouring properties
- The separation between the two houses is not acceptable
- Concerns regarding the drainage
- Garden grabbing
- Contravenes the guidelines for Areas of Special Residential Character
- Erode the individual character and quality of the ASRC

One letter of support was received stating that the proposed dwelling is of good design and will complement the rest of the street.

Highways - I would have no objection to a new dwelling in this location. The proposed access is at the corner of the site and, due to the site layout, means vehicles have a sharp turn to get onto or off the site. It would seem to aid access and manoeuvring if the crossover was in a more central position. The positioning of the crossover will need to be agreed with Area Management.

The drawing shows the 2m fence to remain with no gate on the access. I would suggest pedestrian visibility splays are included.

No objections subject to conditions

Drainage - No Objections subject to conditions.

Thames Water - No Objection subject to informatives

Planning Considerations

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

BE1 Design of New Development
H7 Housing Density and Design
H9 Side Space
H10 Areas of Special Residential Character
T18 Road Safety
H1 Housing Supply
T3 Parking
NE7 Development and Trees

SPG1
SPG2

London Plan Policies:

3.3 Increasing Housing Supply
3.4 Optimising Housing Potential
3.5 Design and Quality of Housing Developments
3.8 Housing Choice
5.1 Climate Change
5.2 Minimising Carbon Dioxide Emissions
5.3 Sustainable Design and Construction
6.9 Cycling
6.13 Parking
7.2 An inclusive environment
7.3 Designing out crime
7.4 Local character
7.6 Architecture
7.15 Noise
8.3 Community infrastructure levy

National Planning Policy Framework

History

There is no planning history with regards to this dwelling

Conclusions

The main issues to be considered in respect of this application are:

- o Design
- o Standard of Residential Accommodation
- o Highways and Traffic Issues
- o Impact on Adjoining Properties

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.

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

Principle of Development

The site is located within the Petts Wood Area of Special Residential Character which is characterised by a distinct road layout and plot sizes which have remained largely intact since the late 1920s early 1930s. The style and design of properties within the ASRC are of similar though marginally varied styles.

Policy H7 of the UDP sets out criteria to assess whether new housing developments is appropriate subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, community safety and refuse arrangements.

The site is located in a residential location where the Council will consider infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space. Any adverse impact on neighbouring amenity, conservation and historic issues, biodiversity or open space will need to be addressed. Therefore the provision of an additional dwelling unit on the land is acceptable in principle subject to an assessment of the impact of the proposal on the appearance/character of the surrounding area, the residential amenity of adjoining and future residential occupiers of the scheme, car parking and traffic implications, sustainable design and energy, community safety and refuse arrangements.

The site is considered to contribute to the openness and undeveloped nature of the southern part of Woodland Way leading into Towncourt Crescent. Any new dwelling would need to respect surrounding spatial standards which is characterised by spacious plots with considerable distances between the dwelling and the common side boundaries and a good standard of rear amenity space.

A new dwelling within the Petts Wood Area of Special Residential Character could be considered acceptable if found in compliance with the requirements as stated above.

Size, Scale and Design

As stated above, the dwelling provides a separation distance between the common side boundary with number 2 Woodland Way of 1.4m at the closest point and 2m with the common side boundary with number 2a. The property at number 2 Woodland Way is sited 3m from the proposed northern flank elevation of the new

dwelling. The proximity of the proposed dwelling to the neighbouring common side boundaries erodes the spatial standards afforded to the existing property allowing for a cramped form of development for both the proposed dwelling and the donor property. The dwelling appears skewed within the plot, being located within close proximity to number 2 however set at a considerable distance from 2a.

Policy H7 of the UDP which outlines the criteria applications for new housing must meet requires, inter alia, that the site layout, buildings and space about buildings recognises and complements the qualities of the surrounding areas. In addition Supplementary Planning Guidance No. 2 (Residential Design Guidance) states "local context is of particular importance when adding new buildings to established areas. Building lines, spaces between buildings, means of enclosure and the use and location of garden or amenity space should all respect the character of the locality". It is clear from the site plan that the amenity space for the proposed three bedroomed property is to the rear of the dwelling. The amenity space measures 20m in length however could be considered quite contrived in shape. It is considered that the space provided is not comparative with similarly sized properties in the vicinity and is not of sufficient proportion to provide a usable space for the purposes of a family dwellinghouse. Members may consider that the proposal fails to comply with Policy H7 that states that adequate private or communal amenity space is provided.

Paragraph 4.39 of the UDP, one of the explanatory paragraphs to Policy H7 states "many residential areas are characterised by spacious rear gardens and well separated buildings. The Council will therefore resist proposals which would tend to undermine the character or which would be likely to result in detriment to existing residential amenities." The current proposal is not considered to respect the established residential character of the area and would provide insufficient space to accommodate a satisfactory development causing harm to the local area and is thereby contrary to Policy H7 of the UDP and the NPPF. A key characteristic of the Petts Wood Area of Special Residential Character is large suburban spacious developments with a good standard of amenity space which Members may consider is not adhered to by this development.

In terms of design, the property more closely relates to the dwellings on the eastern side of the road than the western which are of various architectural styles. The property is proposed to be constructed of red brick and render, similar to that found at number 2 Woodland Way, and is to be constructed to include a two storey gable frontage and hip roof which is in keeping with the surrounding properties. Members may consider that the design of the dwelling is considered acceptable.

Standard of Residential Accommodation

Policy 3.5 of the London Plan (2011) Quality and Design of Housing Developments states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

Policy BE1 in the Adopted UDP states that the development should respect the amenity of occupiers of future occupants.

The floor space size of the dwelling is approximately 129.2sqm which exceeds the requirements for a three bedroom family dwelling.

Impact on neighbouring residential amenity

It is noted that the proposed new dwelling will project approximately 4m further than the rear building line with number 2 Woodland Way at single storey level and no further than the rear elevation at 2a Woodland Way. Due to the tapered nature of the plot and the angled nature of the conservatory the property is not considered to have an adverse impact in terms of overshadowing nor loss of light. No habitable room windows are located within the side elevation of the proposed dwelling therefore there is no concern with regards to actual or perceived overlooking.

Several objections have been received with regard to the impact of the dwelling upon the amenity of the owner/occupiers of Towncourt Crescent. These properties are set approximately 40m away from the proposed dwelling by virtue of the extensive rear amenity space provided for these dwellings. Whilst some visual incursion will occur as a result of the proposal, this is not considered to be of such a degree to warrant a refusal of this application.

Parking

In terms of parking, no objections were raised on behalf of the highways officer subject to conditions.

Conclusion

On balance, the proposal does not accord with the spatial standards of the area and is considered harmful to its special character.

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

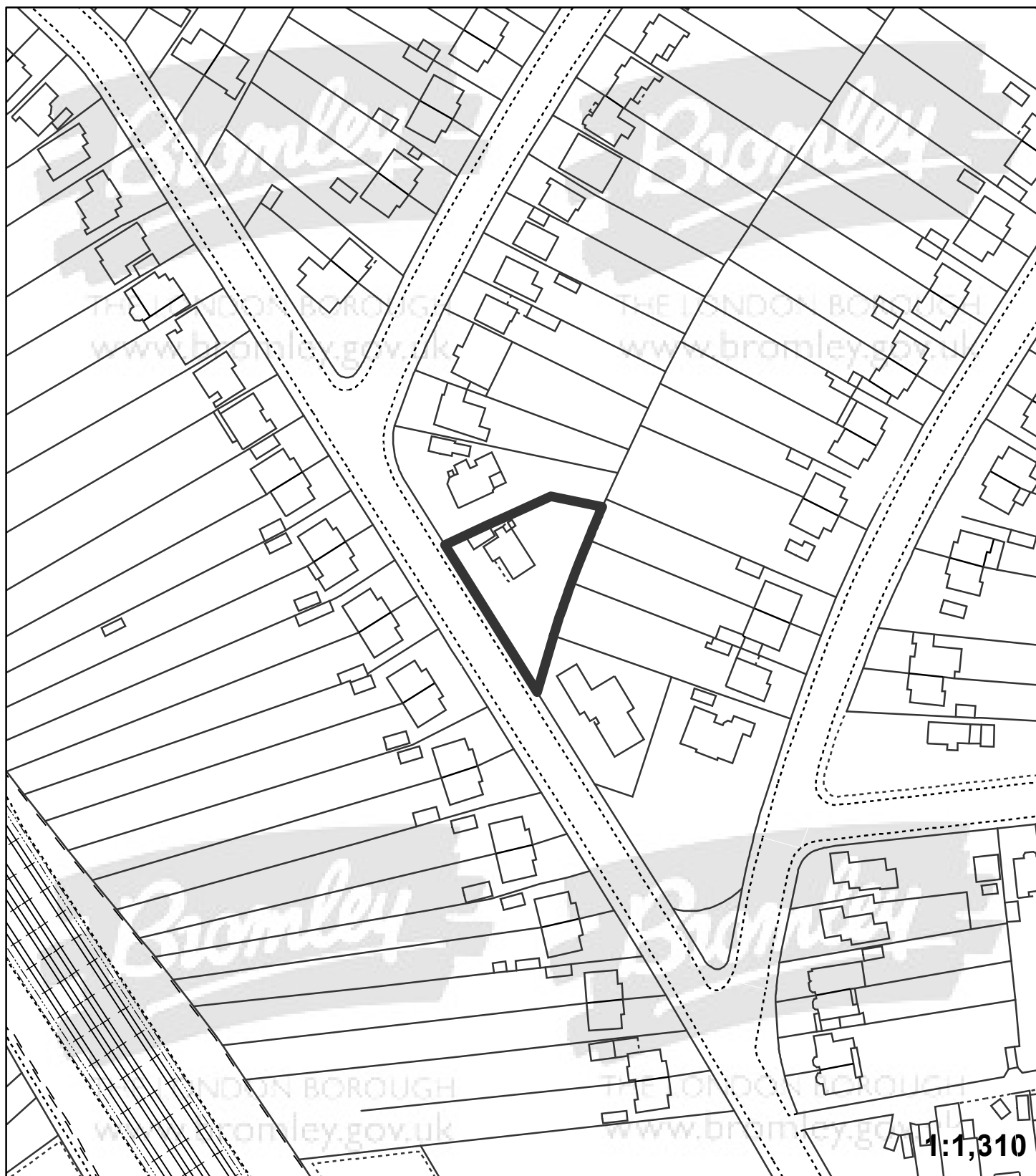
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The proposal would be an overdevelopment of the site on land which is not previously developed, out of character with the spatial characteristics of the locality thereby detrimental to its visual amenities and special character, contrary to Policies H7, H10 and BE1 of the Unitary Development Plan, the London Plan and the National Planning Policy Framework.

Application:15/03933/FULL1

Address: 2 Woodland Way Petts Wood Orpington BR5 1ND

Proposal: Proposed three bedroom dwelling on land adjoining 2 Woodland Way.



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

Application No : 15/04152/FULL1

Ward:
Bickley

Address : Durley Lodge Bickley Park Road
Bickley Bromley BR1 2BE

OS Grid Ref: E: 542968 N: 169025

Applicant : Mr Shaun Alcock

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of two storey building, with accomodation in the roofspace, comprising of eight flats (4x one bedroom; 2x two bedroom; 2x three bedroom apartments), together with associated parking and landscaping.

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency
Smoke Control SCA 10

Proposal

The proposal is for the demolition of the existing detached house and the construction of a part/two three storey block of flats comprising of a total of eight units (made up of 4 one-bedroom flats, 2 two-bedroom flats, and 2 three-bedroom flats, the second floor occupied entirely by one of the three-bedroom units). The proposal includes nine off-street parking spaces within the existing front garden area, whilst the existing site entrance will be unchanged.

The proposed block will incorporate a maximum width of approximately 22.5m and depth of 17.5m and it will rise to a maximum height of approximately 9.7m. Balconies will be provided at the front at ground and first floor levels, whilst the rear elevation will also incorporate balconies at ground, first and second floor levels with those at second floor levels inset within projecting gables. The proposed external treatment has been amended by revised plans received 23.10.15 which incorporates a greater proportion of render and timber boarding.

The application is accompanied by a Design and Access Statement, Design Strategy document, Tree Survey and Topographical Survey.

Location

The site occupies a 30m wide frontage to the northern side of Bickley Park Road, approximately 60 metres to the west of its junction with Blackbrook Lane and occupies an area of approximately 0.17h. Bickley Park Road forms a part of the A222 route. The site is presently occupied by a single detached two-storey house which incorporates accommodation within the roofspace and is broadly Mock Tudor in appearance.

The site includes a number of mature trees, particularly at the front and rear of the plot; the frontage is verdant in appearance, containing a number of trees and shrubs, which obscure much of the existing dwelling from the surrounding streetscene. The site adjoins 'Courtlands' to the north - made up of a detached two storey house, whilst the southern boundary adjoins an access drive which leads to the neighbouring house at 'Elmhurst' which occupies the land to the rear of the site. Beyond the access drive is the site of 'Red Tree Cottage' where works are currently in progress for the construction of a two storey building which will accommodate 5 two-bedroom flats.

The site falls within the Bickley Area of Special Residential Character, which is described in the following terms in the Unitary Development Plan:

"The character of the area is essentially that of spacious inter war residential development, with large houses in substantial plots adjacent to the Conservation Areas of Chislehurst and Bickley."

This ASRC adjoins the Bickley Park Conservation Area which contains large residences on spacious plots, the design of a number of these having been inspired by the Arts and Crafts movement. Both the CA and ASRC share a number of similarities in terms of plot size and architectural styles.

Consultations

Comments from Local Residents

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

- unsympathetic form of development
- Bickley ASRC is typified by large detached single houses and this proposal will be out of scale and character
- proposal will change character of street from one of substantial detached houses to a street of flats, undermining local character
- similar developments have undermined local character
- overlooking and loss of privacy in respect of neighbouring properties as a result of additional windows and first and second floor balconies at the front and rear
- huge Swiss-chalet dormers will result in significant overlooking
- existing shrubbery does not provide adequate screening
- proposed boundary fencing to western boundary is inadequate
- proposal would not provide much-desired family housing

- a single replacement dwelling would be more appropriate
- new development is excessive in size, depth, height and massing
- overdevelopment
- inadequate means of drainage
- inadequate parking provision will add to parking pressure along Bickley Park Road which will affect flow of traffic and add to traffic congestion
- proposal will undermine road safety conditions
- yellow line parking restrictions should be introduced
- excessive hardstanding along the frontage and lack of adequate amenity space
- development at “Wessex Court” referred to by the agent is not located along Bickley Park Road, but along Bickley Road, approximately 1km to the west. It is unreasonable to justify the proposal on the basis of that development
- contravenes Article 8 of the Human Rights Act regarding right of enjoyment of property

Comments from Consultees

No objection has been raised by Thames Water

The following comments have been raised by the Highways engineers:

The property has an existing gated access. There is no indication how the gates operate. The 8 units are likely to generate more trips than the existing dwelling. Bickley Park Road is a classified road, a London Distributor, and part of the A222. It is a busy road and queues extend past the site at times.

The gates should be set back 5m from the edge of the carriageway so vehicles can wait clear of the road while the gates are opening. The beginning of the access should be wide enough (4.5m) to allow 2 cars to pass so a car can enter the site if one is waiting to exit.

No objection has been raised by Transport for London

Any further comments will be reported verbally at the meeting

Planning Considerations

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

BE1 Design of New Development
 H7 Housing Density and Design
 H9 Side Space
 H10 Areas of Special Residential Character
 T3 Parking
 T18 Road Safety
 NE7 Development and Trees

London Borough of Bromley Supplementary Planning Guidance 1 and 2

5.12; 5.13 London Plan

The following Council adopted SPG guidance is also a consideration:

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

The above policies are considered consistent with the objectives and principles of the NPPF.

Section 7 of the National Planning Policy Framework (Paragraph 56) emphasises the importance of good design. This is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to make places better for people. Paragraph 60 states that it is proper to seek to promote or reinforce local distinctiveness. Paragraph 61 refers to the fact that although visual appearance and architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations.

Planning History

Under reference 03/02460, an application for a two storey side and rear extension and two-storey detached triple garage was refused at the enquiry site on the following grounds:

"The proposed two storey side extension would result in a cramped form of development harmful to the character and appearance of the dwelling and the Bickley Area of Special Residential character contrary to Policies E.1, H.3 and H.6 of the adopted Unitary Development Plan and Policies BE1, H8 and H11 of the second deposit draft Unitary Development Plan (September 2002)."

"The proposed two storey detached triple garage by reason of prominent siting and size would be an incongruous and obtrusive feature detrimental to the visual amenities and character of the Bickley Area of Special Residential Character and contrary to Policies E.1, H.3 and H.6 of the adopted Unitary Development Plan and Policies BE1, H8 and H11 of the second deposit draft Unitary Development Plan (September 2002)."

Subsequently, under reference 03/03314, an amended application for a two storey side and rear and detached double garage with a room in the roof was granted planning permission. The two storey extension has been constructed.

Neighbouring site

Of note, planning permission has been granted for the redevelopment of the neighbouring site at 'Red Tree Cottage' with planning permission having been granted under reference 13/03646 for the erection of a detached two storey building with accommodation in roofspace which will incorporate 5 two bedroom flats with 5 car parking spaces, front and rear balconies and a terrace (this permission having been implemented). This following a previous permission,

reference 13/00781, in which planning permission was granted for a two-storey 5 bedroom house. In effect, the flats which are now under construction are being built within the parameters of the approved house. Prior to that, under reference 12/02816, a proposal for a detached two storey building including accommodation in roof and basement, comprising of 8 two bedroom flats with 8 car parking spaces, was refused by the Council and dismissed at appeal, namely on the grounds that it would undermine local character and result in unsatisfactory living conditions.

Conclusions

The main issues for consideration in respect of this proposal relate to the effect that it would have on the character and appearance of the Bickley Area of Special Residential Character (ASRC), with particular regard to the scale and form of the proposal; its effect on neighbouring amenity; the quality of the proposed landscape setting; and its effect on local highway conditions.

Policy H10 of the UDP advises that applications for development in the ASRCs will be required to respect and complement the established and individual qualities of the individual areas. This policy is supported by Appendix I of the UDP which sets out the criteria by which ASRCs have been designated:

- (i) There should be a sufficient number of properties to form an area of distinctive character. The area should be well established, readily identifiable and coherent.
- (ii) The majority of properties should generally have the same readily identifiable characteristics (e.g. high spatial standards, similar materials, well landscaped frontages).
- (iii) The boundary should be easily defined and defensible.
- (iv) The areas defined should be primarily residential in character.

Appendix I goes on to say that, when considering applications for new development in ASRCs, the Council, as well as applying the general housing policies in Chapter 4 of the UDP, will seek a number of development control guidelines for such areas, including the following:

- Developments likely to erode the individual quality and character of the ASRCs will be resisted. Reference will be made to the description of areas given below for a determination of individual quality and character.
- Residential density shall accord with that existing in the area.
- Spatial standards of new development (plot width, garden depth and plot ratio) shall accord with the general pattern in the area.
- The general height of existing buildings in the area shall not be exceeded.
- The space between a proposed two or more storey development and the side boundary of the site should accord with that prevailing in the area.
- Existing mature trees and landscaping shall be retained wherever possible.

In terms of local character, the initial stretch of Bickley Park Road, between its junctions with Southborough Road and Blackbrook Lane, contains a mix of uses, but most of the sites here are made up of individual family houses of varied size and appearance, many of which are set within generous plots, helping to define

this ASRC. These houses are interspersed by Bickley Park Cricket Club, St George's Church and Lauriston House residential home. The flatted development along this road is confined to the locally listed building at Farrants Court which comprises a former mansion set within substantial grounds which has been subdivided into ten flats; and the site of Red Tree Cottage where a block of 5 flats is under construction but whose outward appearance is comparable to that of a detached house.

The application site is occupied by a single detached house which has been extended at the side, although in a manner appropriate to the age and style of the original building. In its existing form the current building maintains a consistency in its sale, form, appearance and site coverage to neighbouring buildings along this stretch of Bickley Park Road, contributing to the spacious residential character of the ASRC.

Taking account of the site characteristics and the nature of the proposal, it is considered that the proposed scheme will serve to undermine the spacious character of the site and that of the wider ASRC, given its scale and design. Whereas the existing dwelling has been extended sideward, it nonetheless maintains generous side space standards and a largely open and verdant setting: this in contrast the proposed block which will extend approximately 22.5m in width, which will equate to coverage of approximately 80% of the width of the site, and include a side space separation of 1.2m at its narrowest point. This degree of site coverage and overall extent of development will be emphasised by its 2½-storey appearance, excessive balustrading which will serve to diminish the domestic character of the development, and the substantial area of hardstanding at the front. Consequently, it is considered that the resultant development will appear cramped, diminishing current spatial standards, and undermine character and appearance of the ASRC, at odds with the objectives of Policy H10.

Whilst objections have been raised in respect of potential overlooking and loss of privacy, taking account the site characteristics and the relationship between the proposed building and surrounding properties it is not considered that this proposal will lead to a diminution in the level of amenity currently enjoyed by residents of surrounding properties. In respect of the neighbouring dwelling at 'Elmhurst', situated to the north of the application site, a separation of between approximately 20m and 30m will be maintained between the rear elevation of the proposed building and the boundary with that site, whilst there is a significant level of existing boundary planting; as such, it is not considered that the impact of this proposal will be significant as such to justify refusal. In the case of 'Courtlands' which is situated to the east, the proposed building will maintain a wider separation than the existing house of up to 4.1m, whilst only two windows will be provided along the western flank elevation of the proposed building, both of which will be obscure glazed. On this basis, it is not considered that the proposal will undermine the existing levels of amenity which presently exist.

As noted above, highways concerns have also been raised in respect of the side access which will remain unchanged from existing arrangements. As such, it is considered that the proposed means of vehicular access would fail to provide adequate clearance to enable vehicles to wait clear of the road while the gates are

opening, or enable two cars to pass side by side adjacent to the site entrance, and will therefore be prejudicial to the free flow of traffic.

Background papers referred to during production of this report comprise all correspondence on the file refs set out in the Planning History section above, excluding exempt information.

as amended by documents received on 23.10.2015

RECOMMENDATION: APPLICATION BE REFUSED

The reasons for refusal are:

- 1. The proposal, by reason of its excessive width, massing and site coverage, would constitute a cramped overdevelopment of the site, leading to an undesirable diminution in spatial standards of the Bickley Area of Special Residential Character, detrimental to its character and appearance, and contrary to Policies BE1, BE10, H7 and H9 of the Unitary Development Plan and the Council's adopted Supplementary Planning Guidance 1 and 2.**
- 2. The proposed means of vehicular access would fail to provide adequate clearance to enable vehicles to wait clear of the road while the gates are opening, or enable two cars to pass side by side adjacent to the site entrance, and will therefore be prejudicial to the free flow of traffic, contrary to Policy T18 of the Unitary Development Plan.**

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Application:15/04152/FULL1

Address: Durley Lodge Bickley Park Road Bickley Bromley BR1 2BE

Proposal: Demolition of existing dwelling and erection of two storey building, with accomodation in the roofspace, comprising of eight flats (4x one bedroom; 2x two bedroom; 2x three bedroom apartments), together with associated 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"

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