

PLANS SUB-COMMITTEE NO. 4

Minutes of the meeting held at 7.00 pm on 17 May 2018

Present:

Councillor Simon Fawthrop (Vice-Chair, in the Chair)
Councillors Marina Ahmad, Kira Gabbert, Kate Lymer,
Russell Mellor, Alexa Michael and Michael Turner

Also Present:

Councillors Michael Rutherford

1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Richard Scoates. In his absence, Councillor Simon Fawthrop acted as Chairman for the meeting.

Apologies for absence were also received from Councillors Gareth Allett and Robert McIlveen; Councillors Kira Gabbert and Alexa Michael attended as their respective substitutes.

An apology for absence was received from Councillor Dean.

2 DECLARATIONS OF INTEREST

No declarations of interest were received.

3 CONFIRMATION OF MINUTES OF MEETING HELD ON 8 MARCH 2018

RESOLVED that the Minutes of the meeting held on 8 March 2018 be confirmed and signed as a correct record.

4 PLANNING APPLICATIONS

SECTION 2

(Applications meriting special consideration)

4.1 CHISLEHURST CONSERVATION AREA

**(17/04710/ELUD) - August House, Camden Way,
Chislehurst BR7 5HT**

Description of application – Detached single storey outbuilding for use as a swimming pool, gym, deck, changing rooms and coffee rooms incidental to the use of the main dwelling **LAWFUL DEVELOPMENT CERTIFICATE (EXISTING)**.

Members having considered the report and objections, **RESOLVED that A LAWFUL**

DEVELOPMENT CERTIFICATE BE GRANTED as recommended, subject to the condition and informative set out in the report of the Chief Planner.

**4.2
BROMLEY COMMON AND
KESTON**

**(18/00346/FULL1) - 128 Jackson Road, Bromley
BR2 8NX**

Description of application – Demolition of 128-130 Jackson Road and outbuildings and redevelopment of the site with three 3 bedroom, 2-storey detached dwelling houses with associated landscaping, parking, cycle and refuse stores and boundary treatments.

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

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

1 The proposal would result in a cramped overdevelopment of the site, out of character with the surrounding area and harmful to the amenities of local residents, contrary to Policies H7 and BE1 of the Unitary Development Plan, Policies 4 and 37 of the draft Local Plan and Policies 7.4 and 7.6 of the London Plan.

**4.3
BICKLEY
CONSERVATION AREA**

**(18/00460/FULL1) - Orchard End, 14 Pines Road,
Bickley, Bromley BR1 2AA**

Description of application – Demolition of existing dwelling and erection of 2 x two storey detached house and erection of detached double garage on land at Orchard End, 14 Pines Road and within part of the garden curtilage at 3 Woodlands Road.

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

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

**4.4
BROMLEY COMMON AND
KESTON**

**(18/00887/FULL1) - Log Cabin, Orchard Cottage,
Westerham Road, Keston BR2 6HB**

Description of application – Demolition of existing dwelling and garage and erection of new single storey

contemporary dwelling house of 3 bedroom design with associated parking, access and landscaping.

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

1 The proposal is inappropriate development which in principle and by reason of its size and siting would have a detrimental impact on the openness of the Green Belt and the purposes of including land within it, for which no very special circumstances are considered to have been demonstrated which would outweigh the harm to the Green Belt by inappropriateness and impact on openness, thereby contrary to Policies G1 and G5 of the Unitary Development Plan, Policies 49 and 52 of the draft Local Plan, Policy 7.16 of the London Plan and the National Planning Policy Framework.

**4.5
COPERS COPE**

(18/01012/FULL1) - 9 St Clare Court, Foxgrove Avenue, Beckenham BR3 5BG

Description of application – Conversion of basement storage into 1 studio flat.

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

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

1 The proposal by reason of its basement siting, layout, fenestration and the excavation works which would be necessary in order to implement the development, would fail to provide a satisfactory quality of accommodation for future occupiers and would be detrimental to the residential amenities of the neighbouring properties, contrary to Policy BE1 of the Unitary Development Plan, Policy 37 of the draft Local Plan and Policy 7.6 of the London Plan.

**4.6
BROMLEY TOWN
CONSERVATION AREA**

(18/01286/FULL1) - 1-3 Market Square, Bromley BR1 1NA

Description of application – Alterations to the shopfront including installation of new sliding entrance door with associated works to site and elevational alterations.

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

It was reported that the Portfolio Holder for Renewal, Recreation and Housing, Councillor Peter Morgan, supported the application.

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

SECTION 3

(Applications recommended for permission, approval or consent)

4.7 PLAISTOW AND SUNDRIDGE

(17/05934/RECON) - 76 College Road, Bromley BR1 3PE

Description of application – Removal of Condition 8 of Planning Permission 16/02999/FULL1 for the Change of use from a Café to hot food takeaway (Use Class A5) together with a new shopfront and installation of ventilation ducting to the rear in order to allow a delivery service by push bike only.

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

Members having considered the report, objections and representations, **RESOLVED that REMOVAL OF CONDITION 8 BE REFUSED** for the following reason:-

1 The proposal would lead to an unacceptable intensification of the use of the existing access within an area of poor visibility, close to a junction, which would be prejudicial to the free flow of traffic and conditions of safety within the highway which is a London Distributor Road, thereby contrary to Policy T18 of the Unitary Development Plan and Policy 32 of the draft Local Plan.

4.8 PETTS WOOD AND KNOLL

(18/00644/FULL6) - 62 Manor Way, Petts Wood BR5 1NW

Description of application – Loft conversion incorporating rear dormer, front and rear roof lights and barn hip roof extension.

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

As Ward Member for Petts Wood, Councillor Fawthrop raised concerns in regard to the Petts Wood Area of Special Residential Character (ASRC). Councillor Fawthrop's comments together with a description of the ASRC can be viewed as an Annex to these Minutes.

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

1 The proposed roof extension would unbalance the pair of semi-detached dwellings, undermining the distinctive characteristics and rhythm of the street scene, detrimental to the character and visual amenities of the Area of special Residential Character within which the application site is located, thereby contrary to policies H8, H10 and BE1 of the Unitary Development Plan, Policies 6, 37 and 44 of the draft local Plan and Policies 7.4, 7.6 and 7.8 of the London Plan.

**4.9
PETTS WOOD AND KNOLL**

(18/00815/FULL6) - 33 Birchwood Road, Petts Wood, Orpington BR5 1NX

Description of application – Single storey rear extension incorporating replacement balcony and extended patio and loft conversion with side and rear dormers and front and side rooflights.

As Ward Member for Petts Wood, Councillor Fawthrop raised concerns in regard to the Petts Wood Area of Special Residential Character (ASRC). Councillor Fawthrop's comments together with a description of the ASRC can be viewed as an Annex to these Minutes.

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

1 The proposed side dormer and front roof lights would, by reason of their siting and appearance, result in a form of development that would have a detrimental impact on the character and spatial standards of Petts Wood Area of Special Residential Character, undermining the distinctive characteristics and rhythm of the street scene, thereby contrary to Policies BE1, H8 and H10 of the Unitary Development

Plan, Policies 6, 37 and 44 of the draft Local Plan and Policies 7.4, 7.6 and 7.8 of the London Plan.

**4.10
CHISLEHURST
CONSERVATION AREA**

**(18/01113/RECON) - Ridgeview, Southill Road,
Chislehurst, BR7 5EE**

Description of application – Variation of Condition 3 of permission ref. 14/03055 granted for two storey front and first floor front and part one/two storey front/side/rear extensions to include existing garage and elevational alterations to allow increase in parapet height and elevational alterations.

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

Members having considered the report, objections and representations, **RESOLVED that VARIATION OF CONDITION 3 BE APPROVED** as recommended, subject to the conditions set out in the report of the Chief Planner.

**4.11
BICKLEY**

**(18/01386/FULL6) - 2 Baylis Place, Bickley,
Bromley BR1 2GB**

Description of application – Side extension with roof accommodation over.

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.

6 TREE PRESERVATION ORDERS

**6.1
SHORTLANDS
CONSERVATION AREA**

**(18/01258/TPO) - 61 Wickham Way, Beckenham
BR3 2AH**

Description of application – Fell two Oak trees in rear garden. SUBJECT TO TPO 2222 (T1 and T2).

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

The meeting ended at 8.25 pm.

Chairman

COUNCILLOR FAWTHROP'S COMMENTS IN REGARD TO ITEM 4.8 - 62 MANOR WAY, PETTS WOOD BR5 1NW AND ITEM 4.9 – 33 BIRCHWOOD ROAD, PETTS WOOD BR5 1NW (both located within the Petts Wood Area of Special Residential Character)

The issue with this application is the impact upon the appearance of the Petts Wood Area of Special Residential Character (ASRC).

As ward Councillors, and I speak for both Cllrs Onslow and Owen as well, we recognise that buildings designed and built in the 1930s will need updating and refreshing to be commensurate with modern day living. However when looking at development it has to be taken in the context that Petts Wood is one of only two outstanding garden suburbs in the whole of Greater London, the other being its more famous counterpart of Hampstead Garden Suburb.

When drawing up the description of the ASRC Councillors and local residents struck a balance between preserving the appearance and character of the area, but allowing appropriate development. Unfortunately in recent times some residents took advantage of the gaps within the planning regulations to make inappropriate additions through Permitted Development Rights within the area. To prevent this degradation of the area, some PD Rights have been removed across the area, namely those with regard to the front roof line and with regard to the frontages. This was to ensure that reasonable development could be undertaken at the rear of the property without impacting the appearance and character of the ASRC.

The rationale behind these moves was to ensure that the appearance of the ASRC remained intact. The description of Petts Wood ASRC lays great store in the rhythm of the street scene and the symmetry between pairs of Semi-detached properties.

It is therefore disappointing that the very report skips over these issues and the history of the area, which is laid out in the ASRC description circulated to members.

The report on page 108 does recognise that the pair of semis will be unbalanced if this proposal goes ahead and recognises that there will be harm to the ASRC the degree of harm is of course a subjective matter, with the transient report writer not understanding the context and history of the area in respect of the degree of harm.

In this case is quite substantial when viewed from the street scene, as the unbalancing effect will be detrimental to the rhythm of the street scene. The plans add a bulk to no. 62 and to the pair of properties leaving them out of kilter within the street scene. This is contrary to policies BE1 H10 and H8, and also policy 44 of the emerging plan (which on this specific policy the inspector has not raised any issues).

Whilst it is recognised that PD was granted in 2017, such permissions no longer automatically flow, as can be seen from the harm done to the ASRC in a short period of time. The other element that needs to be considered is the context of the proposed loft conversion generally within the ASRC. Even if the committee were to find that there is little or no harm from an individual application, taken in the context that if one application is granted all applications must be granted, the cumulative impact of even one misplaced application would in its self-create a harm to the ASRC, the ARSC would be destroyed by the death of a thousand cuts, removing from Greater London one of its two premier Garden Suburb developments. I therefore propose that the application be refused on the grounds stated.

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1.3 Petts Wood:

The original plans for Petts Wood date from the late 1920s and early 1930s. While Houses were built over a number of years, in a number of similar though varied styles, the road layout and plot sizes were established in an overall pattern. Today the layout remains largely intact. Within the overall area the Conservation Areas of the Chenies and Chislehurst Road already stand out.

The plots were originally designed on the garden suburb principle by developer Basil Scruby, with large plot sizes spaciouly placed. The characteristics of the Petts Wood ASRC include an open feel, predicated by low boundaries and visible front gardens, set back from the road; there is also spaciousness between the houses which is of a superior standard. This allows many of the trees and greenery which prevails throughout the area to be seen from the street scene giving the area its open and semi- rural feel in line with the garden suburb principle. This open and suburban aspect of the area underlines the special characteristic of the area. Development which erodes this principle will be resisted.

The separation between building and the rhythm and pattern of the houses adds to the special character. In many cases there is a much wider separation between houses than in other parts of the Borough which demands a higher degree of separation between buildings to maintain the special character, the openness and feel of the area. Where there are pairs of houses that complement the rhythm of the street scene there is also a prevailing symmetry between the houses. This symmetry can also be seen between neighbouring pairs. The plots are set out in such a way that the spacious character is one of a clear detached and semi-detached nature.

The front building and rear building lines are also of importance in defining the area. The buildings are of a 1930s design which adds to the character of the area. Whilst there have been some changes post war this design aspect of the area remains intact and future development should respect this characteristic. The front roof lines are also of a nature which enhances the characteristic of the area being largely untouched by roof extensions and conversions at the front.

The plot sizes and rear gardens are mostly of a size which is commensurate with the Garden Suburb principle and this characteristic also forms part of the amenity value which makes the area special.

When considering future development within the Petts Wood ASRC, the main focus will be on the impact of any proposed development on the ASRC, taking into account the design and spatial standards including the low density of existing development. Proposals which undermine the character, rhythm, symmetry and spatial standards of the area will be resisted unless very special circumstances can be demonstrated. Likewise new dwellings proposed on gardens and infill will also be strongly resisted unless very special circumstances can be demonstrated. In this context special is used in the dictionary sense to mean distinguished from others of the same category, because it is in some way superior or held in particular esteem. For a proposal to meet the very special circumstances test in this context would mean not only an enhancement to the ASRC but a consequence of not undertaking the proposal would undermine the Petts Wood ASRC or risk some form of harm to the ASRC.

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