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DATE: 30 October 2018

To: Members of the
DEVELOPMENT CONTROL COMMITTEE

Councillor Alexa Michael (Chairman)

Councillor Kira Gabbert (Vice-Chairman)

Councillors Yvonne Bear, Katy Boughey, Mark Brock, Peter Dean, Nicky Dykes,

Simon Fawthrop, Will Harmer, Colin Hitchins, Charles Joel, Kate Lymer,

Richard Scoates, Michael Turner, Vanessa Allen, Kevin Brooks and Melanie Stevens

A meeting of the Development Control Committee will be held at Bromley Civic Centre on **TUESDAY 6 NOVEMBER 2018 AT 7.00 PM**

MARK BOWEN

Director of Corporate Services

Public speaking on planning application reports is a feature at meetings of the Development Control Committee and Plans Sub-Committees. It is also possible for the public to speak on Contravention Reports and Tree Preservation Orders at Plans Sub-Committees. Members of the public wishing to speak will need to have already written to the Council expressing their view on the particular matter and have indicated their wish to do so to Democratic Services **by no later than 10.00 a.m.** on the working day before the date of the meeting.

The inclusion of public contributions, and their conduct, will be at the discretion of the Chairman. Such contributions will normally be limited to two speakers per proposal, one for and one against, each with three minutes to put their point across.

For further details, please telephone **020 8313 4745**.

A G E N D A

- 1 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 DECLARATIONS OF INTEREST**
- 3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 11 SEPTEMBER 2018 (Pages 1 - 10)**
- 4 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING**

In accordance with the Council's Constitution, questions to this Committee must be received in writing 4 working days before the date of the meeting. Therefore please ensure questions are received by the Democratic Services Team by 5 pm on Wednesday 31 October 2018.

5 PLANNING APPLICATION (18/00443/FULL1) - GLAXOSMITHKLINE, LANGLEY COURT, SOUTH EDEN PARK ROAD, BECKENHAM (KELSEY AND EDEN PARK WARD)

(Report to follow)

6 PLANNING APPEALS MONITORING REPORT - APRIL 2017 TO MARCH 2018 - UPDATE (Pages 11 - 48)

7 DELEGATED ENFORCEMENT ACTION (MAY TO AUGUST 2018) (Pages 49 - 54)

8 LB BROMLEY FIVE YEAR HOUSING LAND SUPPLY PAPER UPDATE - NOVEMBER 2018 (Pages 55 - 64)

9 PRESENTATION ON ADVISORY PANEL FOR CONSERVATION AREAS (APCA)

10 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman to move that the Press and public be excluded during consideration of the item of business listed below as it is likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

11 PLANNING APPEAL COSTS (Pages 65 - 70)

Information relating to the financial or business affairs of any particular person (including the authority holding that information)

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held at 7.00 pm on 11 September 2018

Present:

Councillor Alexa Michael (Chairman)
Councillor Kira Gabbert (Vice-Chairman)
Councillors Vanessa Allen, Yvonne Bear, Katy Boughey,
Mark Brock, Kevin Brooks, Peter Dean, Nicky Dykes,
Simon Fawthrop, Will Harmer, Colin Hitchins, Charles Joel,
Michael Rutherford, Richard Scoates, Melanie Stevens and
Michael Turner

Also Present:

Councillor Peter Morgan

16 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

An apology for absence was received from Councillor Kate Lymer; Councillor Michael Rutherford attended as substitute.

17 DECLARATIONS OF INTEREST

No declarations of interest were received.

18 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 21 JUNE 2018

RESOLVED that the Minutes of the meeting held on 21 June 2018 be confirmed and signed as a correct record.

19 QUESTIONS BY MEMBERS OF THE PUBLIC ATTENDING THE MEETING

Two oral questions were received from Mr Adrian Lawrence, Lanniston Developments Limited. A copy of these, together with the Chairman's responses, can be viewed at Annex A.

20 PLANNING APPLICATION 17/05790/FULL1 - ABSOLUTE APPLICATIONS HOUSE, 6 SHERMAN ROAD, BROMLEY BR1 3JH

Description of application – Demolition of existing buildings (6-10 Sherman Road) and redevelopment with a mixed-use, 23-storey scheme comprising 219 Build to Rent apartments, flexible class B1/D1 floorspace, car and cycle parking, associated access and public realm improvements.

Oral representations in support of the application were received from the applicant's agent, Mr Charles Mills.

Mr Mills outlined the scheme which was a product of joint working with Network Rail and collaborative working with the GLA and Bromley Council. The application site was identified in the Area Action Plan as suitable for a tall building. Considered to be of high architectural quality, the building would bring significant benefits to the community as well as providing much needed accommodation for rent and affordable housing.

Historic England had acknowledged the public benefits of the scheme namely:-

- delivery of 219 new residential units – 34% of the borough's annual housing target;
- the provision of 43 new affordable housing units;
- new office floor space;
- new community meeting space;
- 360 new cycle parking spaces;
- improvements to Bromley North Station and the new public square; and
- enhancing the vibrancy and vitality of the area.

Throughout the consultation period there had been demonstrable support for the scheme, particularly from young people in the borough.

In regard to the public consultation, Councillor Dykes asked how seriously the views of respondees were taken into account considering the height of the tower block had been increased, contrary to the request for a smaller building. Mr Mills stated the consultation was taken very seriously and a number of changes recommended by officers had been made. The height of the building was changed to accommodate additional affordable housing.

Councillor Harmer reported that over 80% of respondees were opposed to the 20 storey scheme which was increased to 23 storeys. Historic England considered the scale of the proposal would visually compete with the modest market town character of the Conservation Area. He questioned Mr Mills' view that feedback to the consultation had been positive. Mr Mills reported that whilst Historic England had raised concerns, they considered them to be outweighed by the wider public benefits of the scheme.

Councillor Allen asked if any attempt had been made to acquire the neighbouring site in order to create a more sensible scheme. Mr Mills confirmed that efforts had been made but were unsuccessful.

Councillor Fawthrop suggested a smaller scale building would be more viable even if it resulted in less affordable housing provision. Mr Mills considered the need for additional affordable housing to be an important element of the scheme.

Oral representations were received from visiting Member Councillor Peter Morgan, Portfolio Holder for Renewal, Recreation and Housing who objected to the scheme on the following grounds:-

- overlooking of nearby homes and gardens;
- possible interference to TV broadcasts and waves;
- enhancing the already serious car parking problems in the area; and
- whilst the provision of housing was of great importance, the height of the proposed building was not suitable for this site. A maximum of eight storeys would suffice.

Members then debated the application. Councillor Harmer considered the building to be of little architectural merit and moved that the application be refused, on the grounds as stated in the report. The proposed building was too tall and not of exceptional standard. Whilst the site was identified in Bromley's Area Action Plan for development, the scheme would not contribute to the character of the town centre. The accommodation barely complied with minimum standards and would impact on the amenity of residents living in the building and surrounding area. The use of office space should be protected.

Councillor Rutherford seconded the motion to refuse the application.

Councillor Dykes agreed with the officers' concerns in the report in respect of the listed station building and the adjacent Conservation Area. She also considered the building to be too tall for this particular site. The proposal would not respect and enhance the character of the Bromley North Station area and would create major parking problems. The applicant had ignored the concerns and advice given by Ward Councillors to improve the scheme.

Referring to Public Transport Accessibility Levels (PTALs), Councillor Fawthrop advised that vehicles were still used in high PTAL areas which often led to serious parking problems. Such would be the case with this application site.

Whilst Councillor Allen urged the Council to be more proactive in driving forward applications for this site to include mixed residential and office schemes, she did not support this particular application.

The Chairman stated that the application site covered just a small percentage of the area identified as site A in Bromley's Area Action Plan. She suggested the whole site be brought forward and looked at in regard to mixed use.

Following a unanimous vote, Members **RESOLVED that PERMISSION BE REFUSED – SUBJECT TO ANY DIRECTION FROM THE MAYOR OF LONDON** as recommended, for the reasons set out in the report of the Chief Planner.

**21 PLANNING APPLICATION 18/00399/OUT - 10A SHERMAN ROAD,
BROMLEY BR1 3JH**

Description of application – Proposed outline application for the demolition of 10A Sherman Road and redevelopment with a mixed-use, 10-storey scheme comprising 6 one bed, 3 two bed flats and B1 commercial space..

Oral representations in support of the application were received from the applicant's agent, Ms Caroline Wilberforce.

Ms Wilberforce outlined the application. Bromley North Station's Strategic Development site had been identified for this type of scheme. The proposal had been carefully conceived. A heritage assessment was submitted with the application which concluded the development would have no material impact upon the settings of the listed station or the Conservation Area. The relationship with North Point had also been carefully assessed. Most of the existing flats would be unaffected by the development. Whilst one or two properties may have a changed outlook, they would retain adequate levels of daylight, sunlight and privacy. This was a relatively minor development proposal compared to the remainder of the allocated site. It was located on the eastern edge of the area with its own frontage. It was a high quality proposal which should be determined on its individual merit.

Councillor Dykes referred to the special consideration which needed to be given to planning applications affecting Conservation Areas and Listed Buildings and queried the reason for this being only an outline application. Ms Wilberforce stated a number of drawings detailing indicative elevations had been submitted and the application had been accepted as valid by the planning authority. The level of detail was considered acceptable.

Councillor Rutherford considered the design of this building to be inappropriate for the site and demonstrated the need for a Master Plan. The scheme would not add to the character of the area or indeed the town centre as a whole. It would provide no benefit to Bromley residents and would have a particularly adverse impact on North Point residents, Bromley North Station and the adjacent Conservation Area. Councillor Rutherford moved refusal of the application for the reasons set out in the report.

Councillor Dykes seconded the motion for refusal. The piecemeal approach to the development of Site A was not acceptable and the proposal would be of no benefit to anyone.

Following a unanimous vote, Members **RESOLVED that PERMISSION BE REFUSED** as recommended, for the reasons set out in the report of the Chief Planner.

22 PLANNING APPLICATION 18/01319/FULL1 - FOOTZIE SOCIAL CLUB, STATION APPROACH, LOWER SYDENHAM, LONDON SE26 5BQ

Description of application – Demolition of the existing buildings and redevelopment of the site by the erection of a four to eight storey development with basement parking, comprising 151 residential units (63 x one bedroom, 80 x two bedroom and 8 x three bedroom) together with the construction of an estate road and ancillary car and cycle parking and the landscaping of the east part of the site to form open space accessible to the public.

It was reported that a further objection from a local resident had been received which raised similar concerns to those already summarised in the report. Two letters from the applicant's agent had also been received but did not affect the recommendations set out in the report. Both sets of documents had been circulated to Members.

Updates

Members were advised that the mix of affordable housing contained in paragraph 5 on page 129 of the report had been amended. The correct mix was shown on page 171.

An additional reference to Policy 7.7 of the London Plan was recommended within the second ground to contest the appeal.

Councillor Dean moved that the appeal be contested for the grounds given in the report. Three submissions had been made for the land and none approved as the proposals were inappropriate for Metropolitan Open Land (MOL) which should be protected and that remained the position for this application. No information had been provided about the infrastructure to accommodate the proposal in addition to the nearby developments already granted consent.

The Chairman seconded the motion on a matter of principle. This was an inappropriate site to accommodate tall buildings and would cause harm to the visual aspect and openness of MOL.

Following a unanimous vote, Members **RESOLVED to CONTEST THE APPEAL as recommended, on the grounds set out in the report, subject to any necessary referral to the Mayor of London and Secretary of State.**

**23 PLANNING APPEALS MONITORING REPORT: APRIL 2017 TO
MARCH 2018 - UPDATE**

REPORT DRR18/050

This report was withdrawn from the agenda.

24 NATIONAL PLANNING POLICY FRAMEWORK 2018

REPORT DRR18/048

In July 2018, the Government published a revised National Planning Policy Framework (NPPF). This report outlined key changes which were particularly relevant to Bromley, the implications of which would normally be incorporated by officers in committee agendas on planning matters.

RESOLVED that the revised NPPF be noted.

25 DRAFT LONDON PLAN UPDATE

REPORT DRR18/047

Following a public consultation period for the New Draft London Plan to which the Council had submitted its response, the Mayor of London published a Minor Suggested Changes document.

In response to the Council's concerns, the suggested changes included a reduction in the 'Residential Growth Potential' for Petts Wood and West Wickham from 'medium' to 'incremental'. With the exception of this change, Members agreed that the Council should maintain the objections outlined in its response to the Draft London Plan.

Provisional dates for the key stages of the Examination in Public (EiP) were also outlined in the report.

Referring to the changes for Petts Wood and West Wickham, Councillor Fawthrop submitted a motion to amend the first word of recommendation 2.1 in the report to read 'Note' instead of 'Welcome' as the reduction in the 'Residential Growth Potential' from 'medium' to 'incremental' appeared inconsequential. He considered there to be little scope for development in Petts Wood in terms of the Area of Special Residential Character.

Councillor Dean seconded the motion to amend the first recommendation.

RESOLVED that:-

- 1. the specific Minor Suggested Changes for Petts Wood and West Wickham be noted;**

2. **apart from the change for Petts Wood and West Wickham, the Council's remaining objections to the Draft London Plan be maintained; and**
3. **the provisional dates for the key stages of the EiP be noted and a submission be made to the EiP in support of the Council's objections to the Draft London Plan submitted in March 2018.**

26 RESPONSES TO DRAFT LOCAL PLAN MAIN MODIFICATIONS CONSULTATION

REPORT DRR18/045

Following a consultation period on the proposed Main Modifications to the Draft Local Plan, Members considered responses received from local interest groups, planning consultants and developers and statutory consultees. The responses would be considered by the Local Plan Inspector when finalising her report.

The report also outlined the anticipated next steps towards adoption of the Local Plan.

Referring to page 237 – Item 10 – West of Bromley High Street, Councillor Allen informed Members that she had attended the Public Inquiry when the Inspector established the requirement for a Masterplan. The report stated it was in response to representations by the Bromley Civic Society however, this was misleading as Councillor Allen believed it was more to do with linking together representations from the Chief Planner, the Head of Town Centre Planning Projects and other key officers.

In regard to paragraph 3.8 (page 222), Councillor Dykes stated she was not satisfied with the Council's response to the omission of Local Green Space designation for the Valley Primary School Playing Fields. The Friends of Bromley Town Parks and Gardens and the Bromley Civic Society had clearly demonstrated its use for local community sport, school tournaments, family picnics etc. The Chief Planner advised that at this stage of the procedure, there was no opportunity to make changes to the document.

RESOLVED that the responses to the Draft Local Plan Main Modifications consultations and the anticipated next steps towards adoption of the Local Plan be noted.

27 PROPOSED RESPONSE TO SEVENOAKS AND TANDRIDGE DISTRICT COUNCIL'S DRAFT LOCAL PLAN CONSULTATIONS

REPORT DRR18/046

Under a 'Duty to Co-operate', local planning authorities are required to identify cross-boundary issues and engage positively with neighbouring Councils in preparing their Local Plans.

In this regard, Members considered key aspects of Sevenoaks and Tandridge District Councils' Draft Local Plans which could impact upon Bromley. The Authority's proposed responses to the Draft Local Plans were also considered.

RESOLVED that:-

- 1. the suggested response to Sevenoaks District Council's Draft Local Plan (Regulation 18) consultation be agreed; and**
- 2. the suggested response to Tandridge District Council's Draft Local Plan (Regulation 19) consultation be agreed.**

**28 PERMITTED DEVELOPMENT FOR SHALE GAS EXPLORATION
CONSULTATION**

REPORT DRR18/049

Members considered a Government consultation by the Ministry of Housing, Communities and Local Government on the principle of whether non-hydraulic fracturing shale exploration development should be granted planning permission through a permitted development right.

Consideration was also given to a consultation by the Department for Business, Energy and Industrial Strategy on the criteria required to trigger the inclusion of shale production projects into the Nationally Significant Infrastructure Projects regime.

The Council's suggested responses to both consultations were also set out in the report.

The Chairman emphasised the importance of the Council's objections to the shale gas consultation. If shale gas production was designated as a Nationally Significant Infrastructure Project, then decision making powers would be taken away from the Local Planning Authority and would lie solely with the Secretary of State.

RESOLVED that:-

- 1. the Planning Authority's concerns in regard to both consultations, be noted; and**
- 2. the draft suggested responses to both consultations be noted and final responses be prepared by the Chief Planner in consultation with the Chairman.**

29 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000

The Chairman moved that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.

30 EXEMPT MINUTES OF THE MEETING HELD ON 21 JUNE 2018

RESOLVED that the exempt Minutes of the meeting held on 21 June 2018 be confirmed and signed as a correct record.

The meeting ended at 7.57 pm

Chairman

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Agenda Item 6

Report No.
18/050

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Tuesday 6 November 2018

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

Title: PLANNING APPEALS MONITORING REPORT - APRIL 2017 TO MARCH 2018 - UPDATE

Contact Officer: John Stephenson, Development Control Manager (Appeals and Planning Investigation
Tel: 0208 461 7887 E-mail: John.Stephenson@bromley.gov.uk

Chief Officer: Jim, Kehoe, Chief Planner

Ward: (All Wards);

1. Reason for report

This report is as a result of Members' request for further details on the previous report regarding planning appeals received and decided for the year 2017/18.

2. **RECOMMENDATION(S)**

Members to consider the report

Impact on Vulnerable Adults and Children

1. Summary of Impact:
-

Corporate Policy

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

Financial

1. Cost of proposal: Not Applicable:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Central Contingency
 4. Total current budget for this head: £60k
 5. Source of funding: Central Contingency for 2017/18
-

Personnel

1. Number of staff (current and additional): 50.06ftes
 2. If from existing staff resources, number of staff hours: n/a
-

Legal

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

Procurement

1. Summary of Procurement Implications: n/a
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): n/a
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments: n/a

3. COMMENTARY

- 3.1 A previous report was presented to Members at Development Control Committee on 21st June 2018 and was also reported to Renewal, Recreation and Housing Policy Development and Scrutiny Committee on the 26th June 2018. As an agreed action point the members of the Development Control Committee had further requested that a full listing of all 340 appeals that were determined by the Planning Inspectorate between the financial years 2017-2018.
- 3.2 This full listing would comprise of the appeal site location/address and which Ward the appeal was situated in. The report would also have a breakdown of whether the planning applications were refused at Committee or under delegation and if refused by Committee, whether the item had been recommended for permission or refusal.
- 3.3 The report would provide the final decision/outcome of the Appeal and should also include whether there had been an award of cost granted, together with whether a claim for cost were applied for (and obtained).
- 3.4 This further report would give Members a more comprehensive view of planning appeals, especially those where a recommendation for permission had been overturned by Members and what was the appeal outcome.
- 3.5 340 appeal decisions were made by the Planning Inspectorate within the actual reporting financial year, of which 211 were dismissed, 127 were allowed and 2 were part allowed/part dismissed.

	Fasttrack	Written	Hearing	Inquiry	Total
No. of appeals allowed	63	54	1	9	127
No. of appeals dismissed	91	116	2	2	211
No. of appeals part allowed/dismissed	1	0	0	1	2
Total appeals decided	155	170	3	12	340
% appeals allowed	41%	32%	33%	75%	35%
National comparison*	38%	31%	44%	46%	33%

***Source: Planning Inspectorate statistical report (figures provisional)**

- 3.6 A detailed analysis of the 340 decided cases are shown in the following graph and Table Two. For brevity, references to Planning Sub Committees include Development Control Committee.

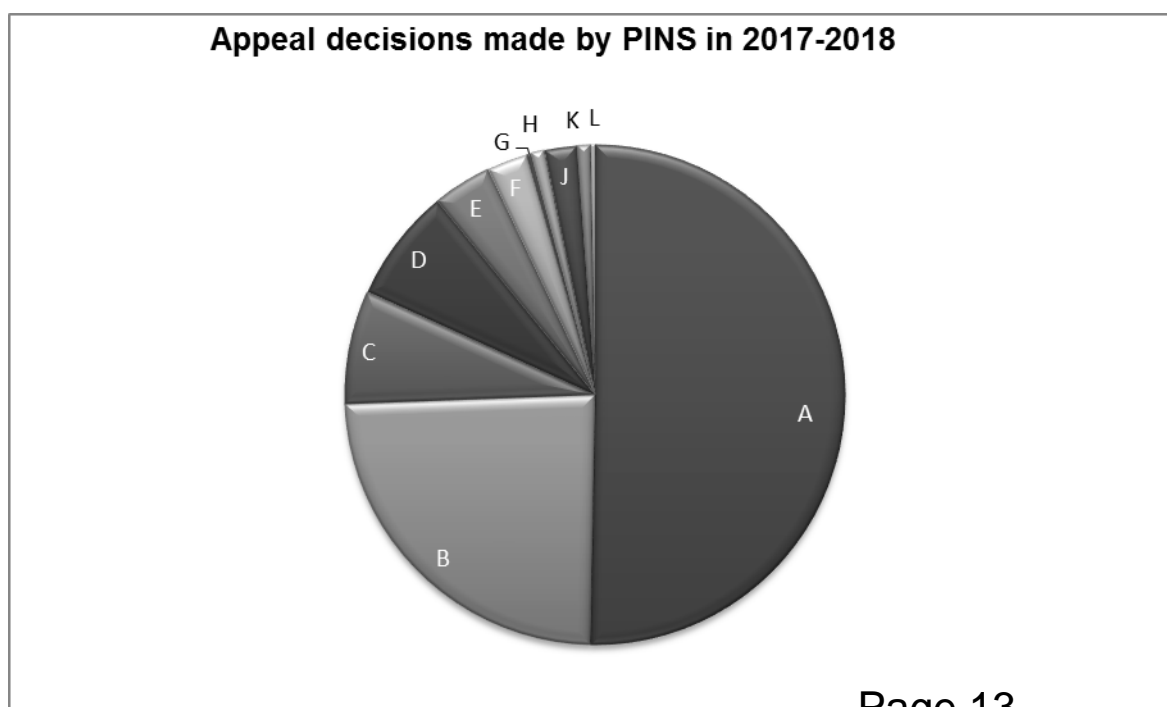


Table Two : Appeal decisions made by PINS in 2017/2018 classified by Council Delegated or Committee cases in numerical rank order	Label	%	No. of decisions received
Dele R - Delegated recommended for refusal - appeal dismissed	A	50%	171
Dele R - Delegated recommended for refusal - appeal allowed	B	24%	82
PSC P - Plans Sub Committee recommended for permission - appeal allowed	C	7%	25
PSC R - Plans Sub Committee recommended for refusal - appeal dismissed	D	7%	25
PSC R - Plans Sub Committee recommended for refusal - appeal allowed	E	4%	13
PSC P - Plans Sub Committee recommended for permission - appeal dismissed	F	3%	9
PSC R - Plans Sub Committee recommended for refusal - appeal part allowed	G	0%	1
DELE P - Delegated recommended for permission - appeal allowed	H	1%	3
DELE P - Delegated recommended for permission - appeal dismissed	I	0%	0
ENF - appeal dismissed	J	2%	7
ENF - appeal allowed	K	1%	3
Non determination - appeal allowed	L	1%	1
	Total	100%	340

3.6 73 planning appeals relating to applications determined at Plans Sub Committee are detailed in the table and graph below:

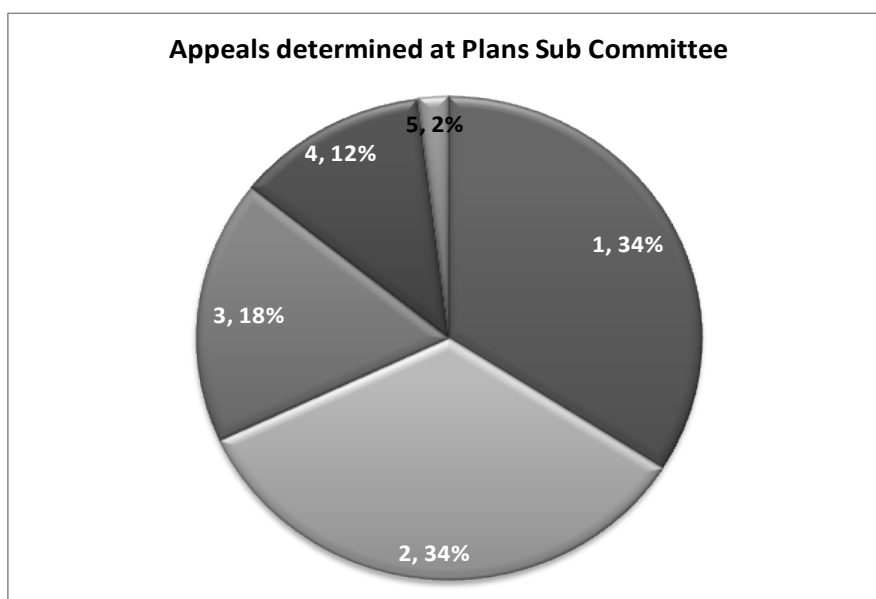


Table Three : Appeal decisions made by PINS in 2017/2018 classified by Council Committee cases only, in numerical rank order	Label	%	Number of decisions made
PSC P - Plans Sub Committee recommended for permission - appeal allowed	1	34%	25
PSC R - Plans Sub Committee recommended for refusal - appeal dismissed	2	34%	25
PSC R - Plans Sub Committee recommended for refusal - appeal allowed	3	18%	13
PSC P - Plans Sub Committee recommended for permission - appeal dismissed	4	12%	9
PSC R - Plans Sub Committee recommended for refusal - appeal part allowed	5	2%	1
	Total	100%	73

3.7 The full breakdown by Ward of the 340 appeal decisions received within the 2017-2018 financial year is shown as **Appendix 1**.

3.8 Details of planning applications recommended for permission are shown at **Appendix 2**.

- 3.9 Details of enforcement appeals are shown at **Appendix 3**.
- 3.10 Details of cost claims received are shown at **Appendix 4**.
- 3.11 Members will now find that the amended version of the weekly appeals decisions made list includes the Ward in which the appeal relates to.
- 3.12 In s78 appeals, members of the Development Control Committee requested to see comparison figures of appeal decisions made by PINS between the periods April 2017 to March 2018 with other London Boroughs. Table Four shows comparison figures with neighbouring Local Planning Authorities.

**Table Four : Decisions by local planning authority - S78 planning appeals
England - April 2017-March 2018**

Local Planning Authority	No. Decided	Number allowed	Split decisions	% allowed
Bexley	47	19	1	40%
Bromley	175	61	1	35%
Croydon	107	29	1	27%
Greenwich	62	18	3	29%
Lewisham	68	8	2	12%
Southwark	56	9	0	16%
London (Total)	2661	882	34	
England (Total)	10589	3291	81	

4. Implications to consider

- 4.1. In Local Planning Authorities with a high appeals workload such as Bromley, the number of claims against the Council can be significant. Bromley consistently has one of the highest number of planning appeals in the UK. The volume of appeals is reflected in the relatively high number of claims for costs. Cost may be awarded on the grounds of “Unreasonable Behaviour” by any of the parties involved resulting in unnecessary wasted expense.
- 4.2 The number of costs claims against the Council has reduced this financial year to just 11 compared to 2016/17 where 27 claims were received. However the amounts claimed can vary significantly depending on the type of case. It is not sufficient for the appellant to claim costs on the grounds that the Council has made an incorrect decision. It is necessary to demonstrate that the Council has acted unreasonably, for example if it is unable to produce convincing evidence in support of its reasons to refuse permission.
- 4.3 Factors which have persuaded Planning Inspectors to award costs against the Council in 2017/18 have included failing to produce evidence to substantiate its reasons for refusal, unsupported by objective analysis, and the withdrawal of a ground of refusal/introduction of a ground of refusal.
- 4.4 On all appeal cases the Council will be required to show that there are reasonable planning grounds for the reasons for refusal which stand up to scrutiny, and that the relevant evidence is provided to justify its decision.

5. FINANCIAL IMPLICATIONS

- 5.1 The Planning Appeals Cost 2017 – 2018 was previously reported to Renewal, Recreation and Housing Policy Development and Scrutiny Committee on the 26th June 2018, Agenda Item 15, a copy is attached as **Appendix 5** and summarised below.
- 5.2 A total of £172k has been paid during 2017/2018 in settlement of planning appeal costs claims received. This includes some of the previous outstanding claims from 2016/2017. These additional costs have been contained within the overall planning budget.
- 5.3 Three claims against appeal decisions made in 2017/2018 are awaiting submission and one is pending negotiation.
- 5.4 The 2017/2018 Provision Outturn report included a total provision of £147k for outstanding claims (including previous years).

Non-Applicable Sections:	Policy, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	National Planning Practice Guidance

APPEAL DECISION MADE by PINS 2017-2018 by WARD

	Appeal Ref	Date of Decision	DC Ref EN Ref	Address	Ward	Decision	Cost Decision	Appeal procedure	Appeal type	Committee type recommendation	Description
1	16/00402	7.4.17	16/04479	Holly Rigg, Woodlands Road, Bickley	BICKLEY	dismissed	n/a	Written	DC	DELE R	Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow a variation of permission 15/04295 to include two dormer windows within the front roofslope of each dwelling
2	17/00029	2.5.17	16/05183	69 Bishops Avenue, Bromley	BICKLEY	allowed	n/a	fast track	DC	DELE R	Detached outbuilding to rear
3	16/00346	12.5.17	15/05635	88 Southborough Road, Bickley	BICKLEY	allowed	n/a	written	DC	DELE R	Change of use from dwellinghouse (Class C3) to day nursery (Class D1) to accommodate a maximum of 34 babies and pre-school children.
4	17/00016	23.5.17	16/04136	corner of Southill Road, and Elmstead Lane, Bromley	BICKLEY	allowed	n/a	written	DC	DELE R	Installation of 17.5m high telecommunications monopole and associated ancillary development including 3 cabinets at ground floor level.
5	16/00334	6.6.17	16/02251	102 Nightingale Lane, Bromley	BICKLEY	dismissed	n/a	Written	DC	DELE R	Erection of part subterranean detached 3 bedroom dwelling with associated access road at land of rear of 102 Nightingale Lane
6	17/00067	17.6.17	16/03513	Land to the east side Blackbrook Lane, Bickley	BICKLEY	allowed	n/a	Written	DC	DELE R	Installation of a 12.5m high Telecommunications Replica Telegraph Pole and 1 no. equipment cabinet at ground level. (56 DAY CONSULTATION BY TELEFONICA UK LTD AND VODAFONE LTD REGARDING THE NEED FOR APPROVAL OF SITING AND APPEARANCE)
7	17/00180	6.9.17	17/01481	Darrawella, Oldfield Road, Bromley	BICKLEY	allowed	n/a	fast track	DC	DELE R	Part one/two storey front/side extensions and roof enlargement and alterations to create rooms in the roofspace, single storey rear extension, creation of an open front entrance porch and elevational alterations
8	17/00095	27.9.17	16/04259	rear of 2 The Avenue, Bickley	BICKLEY	allowed	refused	written	DC	DELE P	Proposed erection of a two storey two bedroom dwelling
9	17/00124	28.9.17	16/05859	45 Southlands Grove, Bickley	BICKLEY	allowed	n/a	written	DC	PSC P	Subdivision of four bedroom dwelling into 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, and elevational alterations.
10	17/00171	28.9.17	16/04890	Carpenters Court, 4A Lewes Road, Bromley	BICKLEY	allowed	n/a	written	DC	DELE R	Change of use of ground and first floor offices from Class B1(a) office to Class C3 dwellinghouses to form flats.
11	17/00157	10.10.17	17/00319	land adj Walsingham Lodge, Bickley Park Road, Bickley	BICKLEY	dismissed	n/a	written	DC	DELE R	Erection of part two/part single storey building comprising 2 two bedroom flats.
12	17/00194	23.11.17	17/01502	Applegarth, Chislehurst Road	BICKLEY	dismissed	n/a	written	DC	PSC P	Demolition of existing bungalow and the erection of a 2.5 storey building comprising 4 two bedroom apartments with car parking, cycle and refuse storage.
13	17/00212	23.11.17	17/01087	Meribelle, Bickley Park Road, Bickley	BICKLEY	allowed	n/a	fast track	DC	DELE R	Variation of condition 3 to permission 15/00476/FULL6 to alter the main roof, including a change in pitch, an increase in ridge height of 0.4m and alterations to the roof of the single storey rear extension
14	17/00235	1.12.17	17/03155	8 Hunts Mead Close, Chislehurst	BICKLEY	allowed	n/a	written	DC	non det	Single storey outbuilding to house swimming pool
15	17/00126	6.12.17	17/00700	15 Logs Hill, Chislehurst	BICKLEY	dismissed	refused	written	DC	DELE R	Addition of lower ground floor window to front elevation with associated excavation works and retaining wall.
16	17/00224	11.12.17	16/03315	Bullers Wood School, playing fields, Bickley Road	BICKLEY	dismissed	n/a	written	DC	PSC R	Proposed erection of a 6FE Secondary Boys School comprising a part 2 storey, part 3 storey school building of 8,443m2 including a sports hall (also for wider community use) together with hard and soft landscaping, creation of a new vehicular access on Chislehurst Road, 68 parking spaces, drop off/pick up area and associated works. Erection of a temporary 2 storey classroom block on site for 12 months to accommodate 5 classrooms, a laboratory, offices and toilets.
17	17/00259	16.1.18	16/05857	17 Park Farm Road, Bromley	BICKLEY	allowed	n/a	written	DC	PSC P	Demolition of existing dwelling and erection of a two storey 6 bedroom dwelling with accommodation in the roofspace
18	17/00334	19.1.18	17/02033	St Ouen, Southlands Grove, Bickley	BICKLEY	allowed	n/a	fast track	DC	DELE R	First floor side extensions to include dormers to front and elevational alterations
19	17/00245	22.1.18	17/01940	17 Hartley Close, Bromley	BICKLEY	allowed	n/a	fast track	DC	DELE R	Two storey side extension

20	17/00285	8.2.18	17/02274	53 Liddon Road, Bromley	BICKLEY	allowed	n/a	written	DC	PSC P	Change of use from Class B8 (storage and distribution) to Class C3 (dwellinghouses) to form 11 flats at 53 Liddon Road (56 day application for prior approval in respect of air quality, transport and highways, contamination, flooding risks, noise impacts, sustainability and impact on provision of storage and distribution services under Class P, Part 3 of the GPDO)
21	17/00289	27.2.18	17/03096	8 Page Heath Lane, Bickley	BICKLEY	dismissed	n/a	written	DC	DELE R	Demolition of attached garage and erection of a two storey side and rear extension and conversion of house to form 6 two bedroom flats with associated car
22	17/00277	8.3.18	16/03176	107 Plaistow Lane, Bromley	BICKLEY	dismissed	n/a	Written	DC	DELE R	Proposed demolition of existing property and the erection of a part two/ three storey building to host 9x two bedroom apartments, 14 parking spaces, bin and cycle storage (Application Refused:Appeal in Progress).
23	17/00055	11.4.17	16/03376	34 Allenby Road, Biggin Hill	BIGGIN HILL	dismissed	n/a	fast track	DC	PSC R	First floor extension to PSC Reate a two storey dwelling and single storey front and rear extensions
24	17/00012	2.5.17	16/05174	3c Norheads Lane, Biggin Hill	BIGGIN HILL	dismissed	n/a	fast track	DC	DELE R	Part one/two storey front extension
25	17/00080	14.6.17	16/05730	16 Forgefield, Biggin Hill	BIGGIN HILL	dismissed	n/a	fast track	DC	DELE R	First floor rear extension with elevational alterations including juliet balcony and rooflight to rear roof slope.
26	17/00068	30.6.17	16/01739	67 Lusted Hall Lane, Biggin Hill	BIGGIN HILL	dismissed	n/a	Written	DC	DELE R	67 Lusted Hall Lane, Biggin Hill
27	17/00197	15.9.17	17/01781	13 Hillcrest Road, Biggin Hill	BIGGIN HILL	dismissed	n/a	fast track	DC	DELE R	Loft alterations to form habitable space, incorporating rear dormer with 2 x juliet balconies, front rooflights and increase in ridge height.
28	17/00271	14.11.17	17/01962	187 The Grove, Biggin Hill	BIGGIN HILL	allowed	n/a	fast track	DC	DELE R	Proposed balcony to front and associated balustrading
29	17/00225	11.12.17	17/02585	70 Sutherland Avenue, Biggin Hill	BIGGIN HILL	dismissed	refused	fast track	DC	DELE R	Proposed creation of a lower ground floor self-contained annexe accommodation facilitated by the erection of a lower ground infill extension, two new entrance porches, the development of a full first floor facilitated by changes to the roof inclusive of raising of the ridge and eaves height, fenestration changes.
30	17/00288	18.1.18	17/03145	16 Foregfield, Biggin Hill	BIGGIN HILL	dismissed	n/a	fast track	DC	DELE R	First floor rear extension with elevational alterations including juliet balcony and rooflight to rear roof slope.
31	17/00344	25.1.18	17/01963	4 Temple Road, Biggin Hill	BIGGIN HILL	dismissed	n/a	written	DC	DELE R	Erection of new 3 bedroom dwelling
32	17/00229	21.2.18	17/02295	1 Rushdene Walk, Biggin Hill	BIGGIN HILL	allowed	n/a	written	DC	DELE R	End-of-terrace two storey one bedroom dwelling with 1 car parking space to rear on land adjacent to 1 Rushdene Walk, and single storey front extension to 1 Rushdene Walk
33	16/00406	5.4.17	16/02119	Forest Lodge, Westerham Road	BROMLEY COMMON & KESTON	dismissed	n/a	Written	DC	PSC P	Erection of detached building comprising 5 No two bedroom flats.
34	16/00371	6.4.17	16/02096	Keston Parish Church, Church Road	BROMLEY COMMON & KESTON	dismissed	n/a	Written	DC	DELE R	Extension of existing car park
35	17/00027	23.5.17	16/05312	5 & 6 Leonard Place, Westerham	BROMLEY COMMON & KESTON	dismissed	n/a	written	DC	DELE R	Part 1/2 storey side and rear extension to 5 and 6 Leonard place.
36	17/00071	14.6.17	16/05138	11 Holmcroft Way, Bromley	BROMLEY COMMON & KESTON	dismissed	n/a	fast track	DC	DELE R	First floor rear extension
37	17/00001	29.6.17	16/04341	171 Southborough Road, Bromley	BROMLEY COMMON & KESTON	allowed	n/a	fast track	DC	PSC P	First floor rear extension PART RETROSPECTIVE
38	17/00064	29.6.17	17/00155	2B Pope Road, Bromley	BROMLEY COMMON & KESTON	dismissed	n/a	fast track	DC	DELE R	Roof alterations to provide habitable accommodation incorporating rear dormer and rooflights to front and side roof slope
39	17/00093	19.9.17	16/04640	Sea Cadets Hall, Magpie Hall Lane	BROMLEY COMMON & KESTON	dismissed	n/a	written	DC	DELE R	Change of use of sea cadets hall car park and outbuilding to combined sea cadets hall car park and hand car wash and use of outbuilding ancillary to the hand car wash with vehicular access
40	17/00211	28.11.17	17/00445	29 Croydon Road, Keston	BROMLEY COMMON & KESTON	dismissed	n/a	written	DC	DELE R	Demolition of existing dwelling and construction of a block of 7 two bedroom apartments with associated access, 7 parking spaces, integral cycle storage, external refuse store and landscaping.
41	17/00204	15.12.17	16/05500	3 Croydon Road, Keston	BROMLEY COMMON & KESTON	allowed	n/a	written	DC	DELE R	Demolition of existing dwellinghouse and garage and construction of a 7-bedroom three storey dwellinghouse with basement accommodation and internal and external alterations to existing annex building to form garage with flat above.
42	17/00297	10.1.18	17/02961	19 Rolinsden Way, Keston	BROMLEY COMMON & KESTON	allowed	n/a	fast track	DC	DELE R	Part one/two storey side/rear extension.

43	17/00267	22.1.18	17/01574	r/o Montagu, Keston Avenue, Keston	BROMLEY COMMON & KESTON	allowed	n/a	written	DC	DELE R	Erection of a detached two bedroom chalet dwelling with accommodation in roof space, with alterations to existing vehicle access and associated car parking and landscaping
44	17/00355	14.3.18	17/03134	8 Austin Avenue, Bromley	BROMLEY COMMON & KESTON	dismissed	n/a	fast track	DC	DELE R	Outbuilding to rear garden used as ancillary accommodation to the main house. (Retrospective application)
45	17/00308	27.3.18	17/01925	land r/o 73 Southlands Road, Bromley	BROMLEY COMMON & KESTON	allowed	n/a	Written	DC	DELE R	Demolition of existing outbuilding and erection of single storey one bedroom dwellinghouse fronting Jaffray Road with courtyard amenity space at rear.
46	16/00390	12.5.17	16/02770	Bromley North Clinic, Station Road	BROMLEY TOWN	allowed	n/a	written	DC	DELE R	Demolition of existing clinic building and construction of a three storey building comprising of 4 one bedroom and 5 two bedroom flats, cycle and car parking, refuse area and associated landscaping. (Outline Application- All Matters Reserved).
47	17/00037	6.6.17	16/04574	81 Ravensbourne Avenue, Bromley	BROMLEY TOWN	dismissed	n/a	Written	DC	DELE R	Partial demolition of No. 81 with two storey rear extension. Erection of 2 three bedroom semi-detached dwellings with external works and landscaping, including formation of hardstanding for car parking in front of existing and proposed dwellings.
48	17/00107	4.7.17	16/04970	12 Blyth Road, Bromley	BROMLEY TOWN	dismissed	n/a	Written	DC	DELE R	Alterations to the roof to include two side dormers, one rear dormer and two Velux windows in the front roofslope to create an additional bedroom and ensuite to the top floor flat
49	17/00053	6.7.17	16/05749	27 London Road, Bromley	BROMLEY TOWN	dismissed	n/a	Written	DC	DELE R	Conversion of part of ground floor to provide 1 two bedroom flat comprising reconstruction of existing rear single storey ground floor element and external elevational alterations
50	17/00054	6.7.17	16/05184	27 London Road, Bromley	BROMLEY TOWN	dismissed	n/a	Written	DC	DELE R	Conversion of part basement to provide 3 one bedroom flats comprising reconstruction of existing rear single storey area to include basement floor, external rear lightwell area and access stairwell, alterations to layout of car parking and fenestration alterations at lower ground level.
51	17/00106	4.7.17	16/05473	4 Newman Road, Bromley	BROMLEY TOWN	allowed	n/a	Written	DC	DELE R	Conversion of existing roof space to form 1 one bedroom and 1 two bedroom flats and roof alterations to include dormer extensions, inset balconies and rooflights.
52	17/00121	4.10.17	17/00483	land jnc with Hayes Lane, Vincent Close, Bromley	BROMLEY TOWN	allowed	n/a	written	DC	DELE R	Installation of 11.5m high telecommunications mast with associated equipment cabinet (56 day consultation by Vodafone Ltd and Telefonica UK Ltd. regarding the need for approval of siting and appearance of telecommunications development).
53	17/00142	4.10.17	17/00973	63a Ravensbourne Road, Bromley	BROMLEY TOWN	dismissed	n/a	written	DC	DELE R	Roof alterations to include the raising of the existing ridge line and the provision of a box dormer to the rear
54	17/00176	29.11.17	16/03132	122-126 High Street, Bromley	BROMLEY TOWN	dismissed	n/a	hearing	DC	PSC R	Retention of basement, ground and first floor retail use (Class A1) and change of use of second floor retail use (Class A1) and third floor office use (Class B1) to residential (Class C3), including extension to third floor and construction of fourth floor extension to provide a total of 42 residential units, together with alterations to the sub-basement car park to provide 37 car parking spaces and associated external alterations including provision of additional plant.
55	17/00238	1.12.17	17/02215	33 Great Elms Road, Bromley	BROMLEY TOWN	dismissed	n/a	written	DC	DELE R	Construction of a replacement club house and two 3 bedroom detached houses with associated landscaping and parking.
56	17/00219	1.12.17	17/01144	26 East Street, Bromley	BROMLEY TOWN	dismissed	n/a	written	DC	DELE R	Demolition of existing outrigger and erection of a three storey rear extension to provide ground floor commercial use and 2 two bedroom flats with front dormer extension and elevational alterations
57	17/00206	11.12.17	17/00754	Valet House, Old Homesdale Road	BROMLEY TOWN	dismissed	n/a	written	DC	DELE R	Elevational alterations and change of use of building from garage on ground floor with first floor office to two bedroom self-contained dwelling with car parking and landscaping adjacent. PART RETROSPECTIVE
58	17/00248	10.1.18	17/02290	100 Maderia Avenue, Bromley	BROMLEY TOWN	allowed	n/a	written	DC	PSC P	Demolition of existing dwelling and erection of a three storey terrace comprising 2 three bedroom and 1 four bedroom houses with integral garages, access onto Madeira Avenue and associated landscaping OUTLINE APPLICATION
59	15/00177	17.1.18	17/00116	48 Bromley Common, Bromley	BROMLEY TOWN	dismissed	n/a	written	enf	n/a	Appeal against enforcement notice issued for the unauthorised erection of a front boundary fence

60	17/00295	26.2.18	17/01551	r/o Sherman Court, Palace Grove	BROMLEY TOWN	dismissed	n/a	written	DC	DELE R	Erection of two storey building to provide 2 flats (1 x one bedroom and 1 x two bedroom) with associated cycle and refuse storage and landscaping.
61	17/00322	20.3.18	17/03239	123 High Street, Bromley	BROMLEY TOWN	dismissed	n/a	fast track	DC	PSC R	Freestanding internally illuminated double sided digital display (advertising) unit.
62	17/00327	20.3.18	17/03241	139-141 High Street, Bromley	BROMLEY TOWN	dismissed	n/a	fast track	DC	PSC R	Freestanding internally illuminated double sided digital display (advertising) unit.
63	17/00325	20.3.18	17/03220	151-153 High Street, Bromley	BROMLEY TOWN	dismissed	n/a	fast track	DC	PSC R	Freestanding internally illuminated double sided digital display (advertising) unit.
64	17/00321	20.3.18	17/03229	29 Market Square, Bromley	BROMLEY TOWN	dismissed	n/a	fast track	DC	PSC R	Freestanding internally illuminated double sided digital display (advertising) unit.
65	16/00410	3.4.17	16/03067	land adj Little Lillys, Warren Road, Orp	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	Written	DC	DELE R	Erection of a detached four bedroom two storey dwelling with access onto Warren Road and associated car parking & landscaping
66	17/00008	5.4.17	16/04817	31 The Highway, Orpington	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	fast track	DC	DELE R	Part 1/2 storey side extension, single storey rear extension, loft alterations to form habitable space incorporating rear dormer and roof lights, demolition of existing garage.
67	17/00060	27.4.17	16/04569	45 Homestead Road, Orpington	CHELSEFIELD & PRATTS BOTTOM	allowed	n/a	fast track	DC	DELE R	Change of use from 3-bed flat to 7 person House of Multiple Occupation (HMO) and internal alterations to provide shower room
68	17/00021	27.4.17	16/04244	2 Homestead Road, Orpington	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	fast track	DC	DELE R	Roof alterations to incorporate rear dormer with Juliet balcony
69	17/00076	14.6.17	16/05751	88 Borkwood Way, Orpington	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	fast track	DC	DELE R	Two storey side/rear extension
70	17/00105	29.6.17	16/04986	2 Fir Tree Close, Orpington	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	fast track	DC	DELE R	First floor side extension.
71	17/00166	18.8.17	17/00869	9 Glentrammon Road, Orpington	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	fast track	DC	DELE R	Two storey rear extension and elevational alterations
72	17/00130	30.8.17	17/00463	1 Home Lea, Orpington	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	fast track	DC	DELE R	Single storey side extension
73	17/00172	7.9.17	17/00701	18 Julian Road, Orpington	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	fast track	DC	DELE R	Increase in roof height and rooflights to all elevations to create habitable accommodation in roof, part one/two storey side/rear extension with balconies to first floor rear, changes to rear fenestration, and creation of basement with raised terrace over
74	17/00088	19.9.17	16/05873	177 Warren Road, Orpington	CHELSEFIELD & PRATTS BOTTOM	allowed	n/a	written	DC	DELE R	Variation of conditions 2 & 3 of 16/00515/FULL6 to reflect use of alternative materials and amendments
75	17/00128	22.9.17	16/05576	Websters, warren Road, Orpington	CHELSEFIELD & PRATTS BOTTOM	allowed	n/a	fast track	DC	DELE R	First floor rear extension on timber posts
76	17/00120	18.10.17	16/05212	Lilly's Farm, Chelsfield Lane, Orpington	CHELSEFIELD & PRATTS BOTTOM	allowed	allowed	written	DC	DELE R	Variation of Condition 11 of planning permission 15/01024 (allowed at appeal) concerning accordance with approved plans to enable the construction of full basements beneath the approved dwellings
77	17/00282	29.11.17	16/05334	land north/east of Rsoewood Farm, Warren Road	CHELSEFIELD & PRATTS BOTTOM	allowed	n/a	written	DC	PSC R	demolition of storage/workshop buildings and erection of detached three bedroom bungalow with attached garage and associated parking on land to the north-east of Rosewood Farm
78	17/00153	1.12.17	16/05061	land north Knockholt Station, Sevenoaks Road, Halstead	CHELSEFIELD & PRATTS BOTTOM	allowed	n/a	hearing	DC	PSC R	Change of use of land for siting of caravans for residential use for occupation by Gypsy Travellers with a amenity block, septic tank, hard standing, re-proofing of land and boundary fence. PART RETROSPECTIVE
79	17/00296	9.1.18	17/02818	4 Grange Drive, Orpington	CHELSEFIELD & PRATTS BOTTOM	allowed	n/a	fast track	DC	DELE R	Part one/part two storey rear/side extensions and garage conversion into habitable room.
80	17/00294	27.2.18	17/00647	7 Windsor Drive, Orpington	CHELSEFIELD & PRATTS BOTTOM	dismissed	n/a	written	DC	DELE R	Demolition of existing garages and erection of terrace of 3 three storey 2 bedroom dwellings, each with integral garage, vehicular access from The Meadow and second floor front terrace, on land to the rear of 7 and 9 Windsor Drive and adjacent to 1 The Meadow
81	17/00330	1.3.18	17/01427	Chelsfield Primary School, Warren Road	CHELSEFIELD & PRATTS BOTTOM	allowed	n/a	Written	DC	PSC P	Single storey extension to annexe building with access ramp and change to site boundary
82	17/00082	24.11.17	17/00229	1 Sandy Ridge, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	DELE R	Detached two storey four bedroom house fronting Walden Road with associated vehicular access and parking on land at rear of 1-5 Sandy Ridge
83	17/00208	11.12.17	16/05574	175 Slades Drive, Chislehurst	CHISLEHURST	allowed	n/a	written	DC	DELE R	Single storey rear extension, front porch and conversion of dwelling to form 1 three bedroom house and 1 one bedroom house with associated access, parking, landscaping and refuse store.
84	17/00009	12.4.17	16/03845	174 Leasons Hill, Chislehurst	CHISLEHURST	allowed	n/a	fast track	DC	DELE R	Part one/two storey side extension and rooflights at side and rear

85	16/00345	21.4.17	16/02181	17 The Weald, Chislehurst	CHISLEHURST	dismissed	n/a	Written	DC	DELE R	Detached two storey 3 bedroom dwelling and associated parking on land to the rear of 17 The Weald, Chislehurst
86	17/00047	24.5.17	16/04576	66 High Street, Chislehurst	CHISLEHURST	allowed	n/a	written	DC	DELE R	Change of use of first and second floors from office to residential flats including conversion of the roof space to habitable accommodation to form 1 x two bedroom flat and 1 x one bedroom flat, single storey rear extension to retail unit and replacement windows
87	17/00022	25.5.17	16/04462	3 Camden Park Road, Chislehurst	CHISLEHURST	allowed	n/a	fast track	DC	PSC P	Variation of condition 2 of permission ref. 12/03279 granted on appeal for part one/two storey side/rear extension, PSC Reation of lower ground floor, two storey front/side extension and elevational alterations, to allow changes to external materials RETROSPECTIVE APPLICATION
88	17/00038	30.5.17	16/04560	7 Elmstead Glade, Ch	CHISLEHURST	allowed	n/a	written	DC	DELE R	Demolition of existing dwelling and erection of detached two storey 5 bedroom dwelling including accommodation in roofspace
89	17/00040	12.6.17	15/00286	The Beaverwood Lodge Sport and Leisure Club	CHISLEHURST	dismissed	n/a	Written	ENF	n/a	Appeal against enforcement notice issued for the unauthorised retention of a temporary building
90	17/00056	29.6.17	16/05681	15 Oakwood Close, Chislehurst	CHISLEHURST	allowed	n/a	fast track	DC	DELE R	Roof alterations incorporating two rear dormers, part one/two storey rear extension and first floor front extension and elevational alterations.
91	17/00057	29.6.17	16/05686	15 Oakwood Close, Chislehurst	CHISLEHURST	allowed	n/a	fast track	DC	DELE R	Roof alterations incorporating two rear dormers, part one/two storey rear extension and first floor front extension and elevational alterations.
92	17/00115	6.7.17	17/00163	36 Marlings Park Avenue, Chislehurst	CHISLEHURST	dismissed	n/a	fast track	DC	DELE R	Two storey extension to side and rear incorporating a garage and loft space
93	17/00086	19.7.17	16/05193	129A White Horse Hill, Chislehurst	CHISLEHURST	dismissed	n/a	Written	DC	DELE R	demolition of existing garage block and erection of a two storey detached residential block comprising 2 two bedroom dwellings with associated car parking
94	17/00103	27.7.17	16/05777	12 Hoblands End, Chislehurst	CHISLEHURST	allowed	n/a	fast track	DC	DELE R	First floor side extension.
95	17/00097	7.8.17	16/05269	10 Cromlix Close, Chislehurst	CHISLEHURST	allowed	n/a	fast track	DC	DELE R	First floor side extension to include dormers to front and part one/two storey rear extension
96	17/00137	1.9.17	16/04593	31 Lubblock Road, Chislehurst	CHISLEHURST	allowed	n/a	Written	DC	DELE R	Demolition of existing garage and erection of a detached two bedroom bungalow with associated car parking and erection of a replacement double garage
97	17/00192	18.9.17	17/01456	25 Grove Vale, Chislehurst	CHISLEHURST	allowed	n/a	fast track	DC	DELE R	First floor side/rear and single storey rear extensions
98	17/00100	22.9.17	16/04685	Copley Dene, 34 Wilderness Road, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	PSC P	Single storey rear extension.
99	17/00102	22.9.17	16/04714	Copley Dene, 34 Wilderness Road, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	PSC R	Single storey rear extension.
100	17/00122	25.9.17	17/00094	Spinney Cottage, Leas Green, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	DELE R	Demolition of existing dwelling and erection of 2 two storey detached dwellings. (OUTLINE APPLICATION with all matters reserved).
101	17/00117	10.10.17	17/00485	land op Edgebury Belmont Lane	CHISLEHURST	allowed	n/a	written	DC	DELE R	Installation of 11.5m high telecommunications replica telegraph pole and one equipment cabinet.
102	17/00185	24.10.17	17/00640	1 Viscount Mews, Chislehurst	CHISLEHURST	allowed	n/a	written	DC	DELE R	Change of use of office unit (Class B1) to a one bedroom residential house (Class C3)
103	17/00181	1.11.17	17/00555	18 Greatwood, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	PSC P	Demolition of single storey side extension and erection of a three storey three bedroom end of terrace house with associated vehicle access, parking spaces, landscaping and single storey rear extension to No. 18
104	17/00207	23.11.17	17/01977	4 Mill Place, Chislehurst	CHISLEHURST	allowed	n/a	written	DC	DELE R	Rear dormer extension, front rooflight and conversion of roofspace to provide additional accommodation
105	17/00082	24.11.17	17/00229	land to rear 83-89 Yester Road, Walden Road, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	DELE R	Detached two storey four bedroom house fronting Walden Road with associated vehicular access and parking on land at rear of 1-5 Sandy Ridge
106	17/00155	24.11.17	17/00446	1 Summerhill Villas, Susan Wood	CHISLEHURST	dismissed	n/a	written	DC	DELE R	
107	17/00141	1.12.17	16/04752	Hedgerows, 16 Wilderness Road, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	DELE R	Demolition of existing dwelling and detached garage, and erection of detached two storey 4 bedroom dwelling including basement accommodation with integral garage
108	17/00104	6.12.17	16/00368	90 Walden Road, Chislehurst	CHISLEHURST	dismissed	n/a	written	enf	n/a	Appeal against enforcement notice issued for the unauthorised installation of railings and electric gates
109	17/00208	11.12.17	16/05574	175 Slades Drive, Bromley	CHISLEHURST	allowed	n/a	written	DC	DELE R	Single storey rear extension, front porch and conversion of dwelling to form 1 three bedroom house and 1 one bedroom house with associated access, parking, landscaping and refuse store.

110	17/00260	15.12.17	17/02795	61 Belmont Lane, Chislehurst	CHISLEHURST	dismissed	n/a	fast track	DC	DELE R	Roof alterations to incorporate rear dormer and front rooflights and first floor side extension
111	17/00262	26.2.18	17/01782	66 Greenway, Chislehurst	CHISLEHURST	allowed	n/a	written	DC	DELE P	Detached outbuilding at rear for use as a fitness studio for pilates and sport massage (Part-retrospective).
112	17/00341	27.2.18	17/03011	32 Melbury Close, Chislehurst	CHISLEHURST	allowed	n/a	written	DC	DELE R	Erection of a detached three bedroom two storey dwelling with car parking utilising existing access onto Clifford Avenue and associated landscaping.
113	17/00118	12.3.18	16/03627	Kemnal Stables, Kemnal Road, Chislehurst	CHISLEHURST	dismissed	n/a	Inquiry	DC	PSC R	Demolition of existing residential building, stables with sand schools, flood lighting and offices and the erection of 3x five bedroom houses with underground swimming pool, basement accommodation, orangery and garages.
114	17/00345	12.3.18	17/03076	Kemnal Stables, Kemnal Road, Chislehurst	CHISLEHURST	allowed	allowed in part	Inquiry	DC	PSC P	Demolition of existing residential building, stables with sand schools, flood lighting and office and the provision of 1 no. 4 bedroom house, 2 no. 2 bedroom and 6 no. 1 bedroom dwellings with communal parking and private terraces
115	17/00302	28.3.18	17/00619	land adj 1 Highfield Road, Chislehurst	CHISLEHURST	dismissed	n/a	Written	DC	DELE R	Erection of a detached two storey four bedroom house and new vehicular access onto Leasons Hill.
116	17/00010	12.4.17	16/04287	15 Mackenzie Road, Beckenham	CLOCK HOUSE	allowed	n/a	fast track	DC	DELE R	Single storey rear extension
117	17/00013	12.4.17	16/04946	41 Beck Lane, Beckenham	CLOCK HOUSE	dismissed	n/a	fast track	DC	DELE R	Two storey side extension, single storey rear extension and rear dormer
118	16/00321	31.5.17	16/02218	3 Beckenham Road, Beckenham	CLOCK HOUSE	dismissed	n/a	written	DC	DELE R	Construction of a part one/two/three storey upper level extension to provide an additional three storeys comprising 1 three bedroom, 6 two bedroom and 2 one bedroom flats with associated parking, landscaping, refuse and recycling.
119	16/00399	14.6.17	16/04520	148 Croydon Road, Beckenham	CLOCK HOUSE	dismissed	n/a	Written	DC	DELE R	Address point to hold records and obtain operators licence for cab office
120	17/00178	12.10.17	16/04893	New Bowers, 1 Thornsett Road, SE20	CLOCK HOUSE	dismissed	n/a	written	DC	PSC R	Erection of a single storey rear extension, reconfiguration of internal layout, increase in the number of children between 0-5 years from 20-45. Increase in opening hours (Monday-Friday 7:30-18:30). Two off street parking spaces, bike store, refuse store and landscaping.
121	17/00146	30.10.17	17/00115	86 Elmers End Road, Beckenham	CLOCK HOUSE	allowed	n/a	written	DC	DELE R	Variation of condition 21 of Planning Permission 90/03028/FUL to permit opening from 11am to midnight Sundays to Thursdays and 11am to 1am Fridays and Saturdays
122	17/00306	17.11.17	17/01052	17 Mackenzie Road, Beckenham	CLOCK HOUSE	dismissed	n/a	fast track	DC	DELE R	Single storey side/rear extension
123	17/00266	26.1.18	17/01480	138 Birkbeck Road, Beckenham	CLOCK HOUSE	dismissed	n/a	written	DC	DELE R	Demolition of existing garage and erection of a two storey end of terrace house adjacent to No. 138 with associated car parking and vehicle access onto Birkbeck
124	17/00247	15.2.18	17/00068	Ripon House, 254 Croydon Road, Beckenham	CLOCK HOUSE	dismissed	n/a	written	DC	PSC R	Demolition of existing garages and construction of 2 two bedroom detached dwellings with gardens, parking, refuse storage and bike storage. Revised car
125	17/00387	26.2.18	17/03779	138 Birkbeck Road, Beckenham	CLOCK HOUSE	allowed	n/a	fast track	DC	DELE R	Demolition of existing detached double garage and erection of purpose built two storey side extension.
126	17/00386	27.3.18	17/03859	147 Clock House Road, Beckenham	CLOCK HOUSE	dismissed	n/a	fast track	DC	DELE R	Single storey rear extension
127	16/00381	5.4.17	16/00218	land adj 28 Park Hill Road, Shortlands	COPERS COPE	allowed	n/a	Written	DC	PSC P	Erection of part 3 storey, part 4 storey building comprising 6 three bedroom and 3 two bedroom apartments, basement/lower ground floor vehicle and cycle parking, provision of bin store, access and associated landscaping. (Outline application for access layout and scale) on land adjacent to No.28 Park Hill Road.
128	17/00090	9.8.17	16/04982	Grangewood Lane, Beckenham	COPERS COPE	dismissed	n/a	written	DC	PSC P	Construction of a detached single storey 2 bedroom dwellinghouse with associated car parking, landscaping and refuse storage.
129	17/00085	22.9.17	16/04434	Patricks Bar, 5 High Street, Beckenham	COPERS COPE	dismissed	n/a	written	DC	DELE R	Construction of a first and second floor rear extension infilling the existing lightwell and reconfiguring the existing upper floor flats into 6no. studio flats
130	17/00123	27.9.17	16/05804	69 High Street, Beckenham	COPERS COPE	dismissed	n/a	written	DC	DELE R	Retention of a replacement shopfront.
131	17/00177	29.9.17	16/05794	13 Lea Road, Beckenham	COPERS COPE	dismissed	n/a	Written	DC	DELE R	Erection of a new end of terrace dwelling and roof alterations to No.13 Lea Road
132	17/00222	16.11.17	17/01462	70 Albermarle Road, Beckenham	COPERS COPE	allowed	n/a	fast track	DC	DELE R	Roof alterations to incorporate partial hip to gable extensions, front and rear dormers and rooflights
133	17/00195	23.11.17	17/00812	24 Downs Hill, Beckenham	COPERS COPE	allowed	n/a	written	DC	PSC P	Demolition of host dwelling and erection of new detached house.
134	17/00337	14.12.17	17/01484	65 Southend Road, Beckenham	COPERS COPE	dismissed	n/a	fast track	DC	DELE R	Extension at roof level to include alterations to dormer and three rooflights

135	17/00182	15.2.18	17/00758	9-10 St. Clare Court, Foxgrove Avenue	COPERS COPE	dismissed	n/a	written	DC	PSC R	Conversion of basement storage into 1 bedroom flat (resubmission of planning application reference: 16/03932/FULL1)
136	17/00272	6.3.18	17/03036	3 Scotts Lane, Shortlands	COPERS COPE	dismissed	n/a	fast track	DC	DELE R	Loft conversion with front and rear dormers and single storey rear extension
137	18/00020	9.3.18	17/04181	127 The Drive, Beckenham	COPERS COPE	dismissed	n/a	fast track	DC	DELE R	Single storey rear extension
138	17/00081	19.3.18	15/00214	land adj 182A High Street, Beckenham	COPERS COPE	allowed	n/a	Written	enf	n/a	Enforcement appeal against unauthorised change of use from storage to residential
139	17/00364	28.3.18	17/03869	36 Stanley Avenue, B	COPERS COPE	allowed	n/a	Written	DC	DELE R	Single storey rear extension, elevational alterations and part conversion of garage into utility room and installation of rooflight at second floor roof level
140	16/00311	17.5.17	14/00069	1A Sanderstead Road, Orpington	CRAY VALLEY EAST	dismissed	LBB costs awarded	written	enf	n/a	Appeal against Use of yard for hand car wash and associated canopy (max height 3.6m) to include enclosed vacuum and jet washing areas. Identical resubmission of APP/15/04102/Full1 with additional parking survey.
141	17/00019	19.5.17	16/03640	side of 27 and 27a Hodson Crescent SMC	CRAY VALLEY EAST	dismissed	n/a	written	DC	DELE R	Proposed demolition of garage and construction of a two storey, two bedroom dwelling to the side of 27 and 27A Hodson PSC Rescent.
142	17/00065	26.5.17	16/05598	4 Cambray Road, Orpington	CRAY VALLEY EAST	allowed	n/a	fast track	DC	DELE R	Single storey rear extension and extension of decking and steps
143	16/00407	7.6.17	16/02054	land adj Iona, Skeet Hill Lane	CRAY VALLEY EAST	dismissed	n/a	Written	DC	DELE R	2 detached three bedroom chalet bungalows each with attached garage (Outline)
144	16/00408	7.6.17	16/04503	land adj Iona, Skeet Hill Lane	CRAY VALLEY EAST	dismissed	n/a	Written	DC	DELE R	Detached chalet style four bedroom dwelling with attached garage (Outline)
145	17/00069	17.7.17	16/05020	Waldens Road, Orpington	CRAY VALLEY EAST	dismissed	n/a	Written	DC	DELE R	First floor extension incorporating a pitched roof and rear dormer for use as offices in connection to use operating at the site.
146	17/00003	23.8.17	14/00232	Walden's Fisheries, Waldens Farm, Crockenhill Rd, Orpington	CRAY VALLEY EAST	dismissed	n/a	written	Enf	n/a	Appeal against enforcement notice issued for the unauthorised erection of a barn building
147	17/00091	31.8.17	16/05234	land adj 29 Chesterfield Close, Orpington	CRAY VALLEY EAST	allowed	n/a	written	DC	DELE R	Erection of 3 x two/three storey terraced dwellings with associated car parking and landscaping
148	17/00127	19.9.17	17/01093	5 Crays Parade, Main Road	CRAY VALLEY EAST	dismissed	n/a	written	DC	DELE R	Change of use of ground floor from Class A1 retail/retail storage to Class C3 residential to form two studio flats (56 day application for prior approval in respect of transport and highways, contamination, flooding risks, service provision within key shopping areas, and external appearance of the building under Class M Part 3 of the GPDO)
149	17/00131	28.9.17	17/00932	5 Courtyard Mews, Orpington	CRAY VALLEY EAST	allowed	n/a	fast track	DC	DELE R	Single storey rear extension
150	17/00140	2.10.17	16/05077	19 Millwood Road, Orpington	CRAY VALLEY EAST	allowed	n/a	fast track	DC	DELE R	Single storey rear extension
151	17/00139	5.10.17	16/04888	land south of Trunks Alley, Hockenden Lane, Swanley	CRAY VALLEY EAST	dismissed	n/a	written	DC	DELE R	Proposed four bedroom detached chalet bungalow and detached garage
152	17/00135	9.10.17	16/03429	Riverview House, Cray Avenue, Orpington	CRAY VALLEY EAST	allowed	n/a	Written	DC	DELE R	Erection of a two storey detached building to provide retail and office space for use by Walkers, builders merchants.
153	17/00202	16.11.17	17/01264	13 Riverside Close, Orpington	CRAY VALLEY EAST	allowed	refused	fast track	DC	PSC P	Detached timber outbuilding
154	17/00226	27.11.17	17/01721	35 Hood Avenue, Orpington	CRAY VALLEY EAST	dismissed	n/a	fast track	DC	DELE R	Part one/two storey side/rear extension
155	17/00220	11.12.17	17/01224	land adj 24 Chesterfield Close, Orpington	CRAY VALLEY EAST	allowed	n/a	written	DC	PSC R	Detached two storey building comprising 4 one bedroom flats with front and side balconies, 5 car parking spaces, vehicular access from Sweeps Lane and cycle and refuse stores
156	17/00293	22.1.18	17/00671	23 Footbury Hill Road, Orpington	CRAY VALLEY EAST	dismissed	n/a	fast track	DC	DELE R	Part one/part two storey side/rear extension (ground and lower ground level) and alterations to the loft to include a side dormer.
157	17/00280	26.1.18	17/01626	2 Cotswold Rise, Orpington	CRAY VALLEY EAST	dismissed	n/a	written	DC	DELE R	Demolition of existing dwelling and construction of 3 four bedroom detached dwellings, associated accesses and subdivision of the site curtilage into three separate gardens, parking, refuse storage and bike storage.
158	17/00291	15.11.17	17/02759	57 Sutherland Avenue, Petts Wood	CRAY VALLEY WEST	allowed	n/a	fast track	DC	DELE R	Second storey side/rear extension.
159	17/00230	8.1.18	17/02107	133 Sevenoaks Way, St. Pauls Cray	CRAY VALLEY WEST	allowed	n/a	fast track	DC	DELE R	Single storey rear extension
160	17/00284	11.1.18	17/02740	71 Mickleham Road, Orpington	CRAY VALLEY WEST	dismissed	n/a	fast track	DC	DELE R	Two storey side extension
161	17/00335	18.1.18	17/03909	37 Marion Crescent, Orpington	CRAY VALLEY WEST	dismissed	n/a	fast track	DC	DELE R	Part one/two storey rear extension, roof alterations to include side dormers, front porch and elevational alterations including front bay window.

162	17/00227	21.2.18	16/02881	2 Walsingham Road, Orpington	CRAY VALLEY WEST	dismissed	n/a	written	DC	DELE R	Part one/two storey side and rear extensions, roof extension incorporating rear dormer and conversions of enlarged dwelling into four flats (2x one bedroom and 2x one/two bedroom)
163	17/00382	7.3.18	17/04335	57 Sayes Court Road, Orpington	CRAY VALLEY WEST	dismissed	n/a	fast track	DC	DELE R	First floor rear extension
164	17/00372	14.3.18	17/02899	218 Chislehurst Road, Orpington	CRAY VALLEY WEST	dismissed	n/a	fast track	DC	DELE R	Front boundary gates
165	16/00375	3.4.17	16/02764	Keswick House, 207A Anerley Road, Penge	CRYSTAL PALACE	dismissed	n/a	Written	DC	PSC R	Rooftop extension to provide 2x1 bedroom residential units. Alterations to existing entrance and mansard roof to left of entrance
166	16/00397	6.6.17	16/02684	186 Anerley Road, Penge	CRYSTAL PALACE	dismissed	n/a	Written	DC	DELE R	Demolition of existing dwelling and erection of 4 x two-storey, 3 bedroom dwelling houses with accommodation at roof level; alterations to front boundaries, associated landscaping and formation of one dropped kerb.
167	17/00044	23.6.17	15/04995	7 & 8 Selby Road, Penge	CRYSTAL PALACE	dismissed	n/a	Written	DC	DELE R	Demolition of existing garages and erection of 2 x 2 bed dwellings with associated parking and landscaping
168	17/00078	5.7.17	17/00009	1-3 Ledrington Rd, Anerley	CRYSTAL PALACE	dismissed	n/a	Written	DC	DELE R	Variation of condition 1 of planning permission 98/01885/FUL to allow the premises to be open from 4.45am until 2am (the following day) everyday
169	17/00143	11.10.17	17/00858	Cornerways, 2b Sydenham Avenue	CRYSTAL PALACE	dismissed	n/a	written	DC	DELE R	Demolition of the existing dwellinghouse and the erection of a part single, part two, part three storey building comprising 7 flats (3 one bedroom 4 two bedroom units) with associated car parking, landscaping and refuse and cycle storage.
170	17/00184	26.10.17	16/05881	land adj 4 Pleydell Avenue	CRYSTAL PALACE	allowed	n/a	written	DC	PSC R	Construction of 2/3 storey 3-bed end of terraced dwelling
171	17/00263	18.12.17	17/01315	33 Cintra Park, Anerley	CRYSTAL PALACE	allowed	n/a	written	DC	PSC R	Conversion of an existing dwelling house into 4 flats (3 x 2 bed flats and 1 x 1 bed flat) together with a three storey infill extension to the rear over the lower ground, ground and first floors and rear dormer extension.
172	17/00239	5.1.18	17/02510	9 Hamlet Road, Anerley	CRYSTAL PALACE	dismissed	n/a	written	DC	DELE R	Erection of detached two storey building for one x 1-bed, two-person residential apartment and one x two-bed, three-person residential apartment with associated refuse and cycle storage.
173	17/00246	18.1.18	17/02629	Cornerways, Sydenham Avenue Sydenham	CRYSTAL PALACE	dismissed	n/a	written	DC	PSC P	Demolition of existing dwellinghouse and outbuildings and construction of a part 1.5, part 2 storey building comprising 4 two bedroom flats and 2 one bedroom flats with associated parking, hard and soft landscaping, refuse and recycling.
174	17/00340	23.2.18	17/02880	50A Belvedere Road, Anerley	CRYSTAL PALACE	allowed	n/a	fast track	DC	DELE R	First floor rear extension
175	16/00400	17.4.17	16/04114	Jesmond, Single Street, Berrys Green	DARWIN	dismissed	n/a	fast track	DC	DELE R	Two storey/first floor side extension, garage conversion incorporating an enclosed porch, elevational alterations and construction of a detached triple garage
176	17/00042	3.5.17	16/05355	86 Cudham Lane North, Cudham	DARWIN	dismissed	n/a	fast track	DC	DELE R	First floor side/rear extension incorporating rear dormer
177	16/04578	16.5.17	17/00023	Millfield, Ashmore Lane, Keston	DARWIN	allowed	n/a	written	DC	DELE R	Erection of detached one bedroom bungalow including basement area with associated landscaping and parking
178	17/00024	18.5.17	16/03726	LeaCroft, 384 Main Road, Biggin Hill	DARWIN	allowed	n/a	fast track	DC	DELE R	Single storey side extension
179	17/00073	24.5.17	16/05688	Dawn Corner, Viewlands Avenue	DARWIN	allowed	n/a	fast track	DC	DELE R	Demolition of existing conservatory, store and garage and erection of single storey front/side extension and single storey rear extension and elevational alterations (Revision to permission ref.16/04254 to provide habitable accommodation within the roof with front rooflights and rear dormer extension)
180	17/00031	23.6.17	16/05553	378 Main Road, Biggin Hill	DARWIN	dismissed	refused	fast track	DC	PSC R	Erection of a detached two storey three bedroom dwelling with associated car parking at front and new vehicular access on to main road.
181	17/00072	29.6.17	16/04600	Gordon House, Berrys Green Road	DARWIN	dismissed	n/a	fast track	DC	PSC P	Increase and change of roof design to incorporate both side and rear extensions
182	17/00109	5.10.17	17/00207	Glen Haven, Berrys Hill, Westerham	DARWIN	dismissed	n/a	written	DC	DELE R	Demolition of existing bungalow and outbuildings and the construction of a two storey detached dwelling with associated landscaping and ground levelling.
183	17/00169	18.10.17	16/05852	Shelleen Valley Equestrian Centre, Layhams Road	DARWIN	dismissed	n/a	written	DC	DELE R	Demolition of existing equine buildings and erection of chalet bungalow incorporating accommodation in the roofspace

184	15/00296	20.10.17	15/03133	Yonder Farm, Orange Court Lane	DARWIN	part allowed/dismissed	part allowed	Inquiry	DC	PSC R	Removal of conditions 3 and 4 of planning permission reference 02/01905 (for use of building and land for stables and construction of sand school and use of land for keeping of horses) to enable use of buildings and sand school for commercial use
185	15/00346	20.10.17	15/00593	Yonder Farm, Orange Court Lane	DARWIN	dismissed	part allowed	Inquiry	ENF	n/a	Appeal against an enforcement notice issued against unauthorised change of use to a mixed use as commercial livery yard workers accommodation.
186	15/00348	20.10.17	14/00182	Yonder Farm, Orange Court Lane	DARWIN	quashed	part allowed	Inquiry	enf	n/a	Appeal against enforcement notice issued for the breach of conditions 3 and 4 of permission 02/01905 relating to prohibition of commercial use.
187	17/00144	26.10.17	17/00803	1 Court Cottages, Cudham Lane North	DARWIN	allowed	n/a	fast track	DC	DELE R	Single storey rear extension
188	17/00236	17.11.17	17/00860	Endsleigh, Cudham Lane North, Cudham	DARWIN	allowed	n/a	fast track	DC	DELE R	Single storey rear extension, single storey front and single storey front/side extensions.
189	17/00231	23.11.17	17/01104	6 Cudham Park Road, Cudham	DARWIN	dismissed	n/a	fast track	DC	DELE R	Addition of first floor and front porch canopy.
190	17/00243	1.12.17	17/01476	329 Main Road, Biggin Hill	DARWIN	dismissed	n/a	fast track	DC	DELE R	Roof enlargement to include four dormers to the rear and two dormers to the front to create habitable accommodation in the roofspace, alterations to existing front porch and elevational alterations.
191	17/00233	8.12.17	17/02047	Jesmond, Single Street, Berrys Green	DARWIN	dismissed	n/a	fast track	DC	DELE R	First floor side extension and elevational alterations
192	17/00218	13.12.17	17/01086	56 Cudham Lane North, Cudham	DARWIN	dismissed	n/a	written	DC	DELE R	5 bedroom detached house on land at the rear of 56 Cudham Lane North OUTLINE
193	17/00168	24.1.18	17/00168	Greenwood, Cudham Lane South, Cudham	DARWIN	allowed	n/a	written	enf	na	Appeal against issue of an enforcement notice for the unauthorised removal of Ancient Hedgerow and Overheight fencing fronting highway
194	17/01594	5.2.18	17/01594	21 Standard Road, Downe	DARWIN	dismissed	n/a	fast track	DC	DELE R	Part one/two storey side and rear extensions
195	16/05885	7.2.18	16/05885	Barn at High Pines, North End Lane, Downe	DARWIN	dismissed	n/a	written	DC	DELE R	Change of use of Agricultural Building to Class C3 Dwellinghouse (56 day application for prior approval in respect of transport and highways, noise contamination, flooding risks, location and siting under Class Q of Part 3 of Schedule 2 of the GPDO 2015)
196	17/00342	5.3.18	17/03866	10 Hazelwood Road, Cudham	DARWIN	dismissed	n/a	fast track	DC	DELE R	Roof extension to provide habitable accommodation including front and rear dormers and single storey side/rear extension
197	17/00347	6.3.18	17/02973	Bethune, Cudham Lane South	DARWIN	dismissed	n/a	fast track	DC	DELE R	Two storey side and single storey rear extensions to replace existing side garage and rear conservatory. Provision of rear decking
198	17/00351	6.3.18	17/02695	Clock House, New Barn Lane, Cudham	DARWIN	dismissed	na	fast track	DC	DELE R	Proposed single storey side extension and porch.
199	17/00032	25.5.17	16/04156	14 Cocksett Avenue, Orpington	DARWIN	allowed	refused	fast track	DC	PSC P	Single storey front extension, two storey side extension and elevational alterations
200	16/00369	19.4.17	16/02147	132 Crofton Road, Orpington	FARNBOROUGH AND CROFTON	dismissed	n/a	Written	DC	DELE R	Demolition of existing dwelling and detached garage and erection of detached two storey building with accommodation in roof comprising 5 three bedroom, 2 two bedroom and 2 one bedroom flats with vehicular access from PSC Rofton Lane to serve 9 car parking spaces (Outline)
201	17/00074	6.6.17	17/00090	Elm House, 15 Church Road	FARNBOROUGH AND CROFTON	allowed	n/a	fast track	DC	DELE R	Retention of shed and hardstanding
202	16/00388	20.6.17	16/01965	Farnborough Primary School, Orpington	FARNBOROUGH AND CROFTON	dismissed	refused	hearing	DC	PSC P	Demolition of existing classroom extension, erection of two storey classroom extension, refurbishment of existing school buildings, provision of two temporary classroom buildings, bike store, refuse store and two sheds, with additional car parking and associated landscaping to enable expansion of school from 1 form of entry to 2 forms of entry.
203	17/00125	25.7.17	17/00877	30 Newstead Avenue, Orpington	FARNBOROUGH AND CROFTON	dismissed	n/a	fast track	DC	DELE R	Part one/two storey side/rear extension
204	17/00151	2.8.17	17/00146	Farfield, 43 Park Avenue, Farnborough	FARNBOROUGH AND CROFTON	dismissed	n/a	fast track	DC	DELE R	Roof alterations to provide habitable accommodation incorporating two front dormers, first floor side extension, part one/two storey rear and single storey rear extensions both with raised terraces and steps to rear, insertion of bay windows to front elevation and front porch canopy
205	17/00158	2.8.17	16/05285	87 Andover Road, Orpington	FARNBOROUGH AND CROFTON	dismissed	n/a	fast track	DC	DELE R	Part one/two storey side extension to include conversion of garage to habitable room
206	17/00145	4.8.17	17/01286	119 Lovibonds Avenue, Orpington	FARNBOROUGH AND CROFTON	dismissed	n/a	fast track	DC	DELE R	Roof alterations to form two storey dwelling including front and rear dormers, increase in roof height, relocation of chimney, two storey side extension, single storey side extension, single storey rear extension, front porch and front and rear rooflights

207	17/00191	23.10.17	16/05825	45 Rusland Avenue, Orpington	FARNBOROUGH AND CROFTON	dismissed	n/a	fast track	DC	DELE R	Part one/two storey rear extension, roof alterations to provide habitable accommodation incorporating roof lights to front, side and rear roof slopes and elevational alterations.
208	17/00249	24.11.17	17/03090	28 Fairbank Avenue, Orpington	FARNBOROUGH AND CROFTON	allowed	n/a	fast track	DC	DELE R	part one/two storey side and single storey rear extensions and elevational alterations
209	17/00252	24.11.14	17/02422	37 Glyndebourne Park, Orpington	FARNBOROUGH AND CROFTON	allowed	n/a	fast track	DC	DELE R	Infill single storey side extension and the conversion of the existing garage to a habitable room
210	17/00310	30.11.17	17/02848	135 Crofton Road, Orpington	FARNBOROUGH AND CROFTON	allowed	n/a	fast track	DC	DELE R	Single storey rear extension, extending beyond the rear wall of the house as existing by 8m (beyond the original rear wall by 8m), for which the maximum height would be 3m (maximum height of proposed and previous extensions 3m), and for which the height of the eaves would be 3m (maximum eaves height of proposed and previous extensions 3m) - (42 Day Notification for Householder Permitted Development Prior Approval)
211		8.2.18	17/00280	15 Sandy Bury, Orpington	FARNBOROUGH AND CROFTON	dismissed	n/a	written	DC	DELE R	Proposed chalet bungalow on land adjacent to 15 Sandy Bury
212	17/00270	15.2.18	17/00149	132 Crofton Road, Orpington	FARNBOROUGH AND CROFTON	allowed	n/a	written	DC	PSC P	Demolition of existing dwelling and detached garage and erection of detached two storey building with accommodation in roof comprising 7 two bedroom flats with vehicular access from Crofton Lane to serve 9 car parking spaces, refuse store and cycle store (OUTLINE)
213	17/00366	26.2.18	17/04761	4 Cobden Road, Orpington	FARNBOROUGH AND CROFTON	allowed	n/a	fast track	DC	DELE R	Single storey rear extension, extending beyond the rear wall of the house as existing by 3.5m (beyond the original rear wall by 3.5m), for which the maximum height would be 3.8m and for which the height of the eaves would be 2.6m - (42 Day Notification for Householder Permitted Development Prior Approval)
214	17/00371	14.3.18	17/03209	8 Pilkington Road, Orpington	FARNBOROUGH AND CROFTON	part allowed part dismissed	n/a	fast track	DC	DELE R	Two storey side extension with front and rear dormers. Side dormer within existing roof slope.
215	16/00320	17.5.17	16/03550	5 Rodney Gardens, West Wickham	HAYES AND CONEY HALL	allowed	n/a	written	DC	DELE R	Detached single storey outbuilding at rear of garden Lawful Development Certificate (Proposed)
216	17/00084	7.6.17	16/01090	1 Montcalm Close, Hayes	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	DELE R	Part one/two storey side/rear extension and bay windows to front- Revised Structural Information Received
217	17/00039	8.6.17	16/04364	26 Dartmouth Road, Hayes	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	PSC P	Part one/two storey side/rear extension and elevational alterations
218	17/00092	19.7.17	17/00382	55 Kechill Gardens, Hayes	HAYES AND CONEY HALL	allowed	n/a	Written	DC	PSC P	Proposed 2 storey three bedroom end of terrace dwellinghouse (attached to No. 55)
219	17/00119	24.7.17	17/00472	14 Kechill Gardens, Bromley	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	PSC R	Single storey rear extension.
220	17/00154	23.8.17	17/00781	28 Courtlands Avenue, Bromley	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	DELE R	Part 1/2 storey side extension incorporating integral garage, single storey rear extension, loft alterations to form habitable room including rear dormer.
221	17/00173	7.9.17	17/01312	19 Hurst Close, Bromley	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	DELE R	Part one/two storey side/rear extension
222	17/00132	28.9.17	17/00291	40 Harvest Bank Road, West Wickham	HAYES AND CONEY HALL	dismissed	n/a	written	DC	DELE R	Demolition of existing dwelling and construction of two storey block of 6 one bedroom flats, with upper and lower level access for parking to Harvest Bank Road. (OUTLINE APPLICATION with some matters reserved).
223	17/00174	28.9.17	17/01306	27 Coney Hill Road, West Wickham	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	DELE R	Two storey side/rear extension and single storey front/side and rear extension
224	17/00138	5.10.17	16/05595	220 Queensway, West Wickham	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	DELE R	Roof alteration to incorporate rear dormer extension and roof light, part one/two storey side and rear extension, alterations to the front elevation and obscure glazing windows to the side elevation
225	17/00161	18.10.17	17/00835	145 Hayes Lane, Hayes	HAYES AND CONEY HALL	dismissed	n/a	written	DC	DELE R	Demolition of existing 2 story dwellinghouse and construction of a 3 storey residential block comprising 8 two bedroom flats with associated access, 8 parking spaces, refuse store and cycle storage. (Outline Application with some matters reserved)
226	17/00198	25.10.17	17/00752	201 Queensway, west Wickham	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	DELE R	Part one/two storey front/side and rear extension
227	17/00257	21.11.17	17/02446	10 Speldhurst Close, Bromley	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	DELE R	Single storey rear extension and first floor side extensions.
228	17/00213	1.12.17	17/01047	106 Birch Tree Avenue, West Wickham	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	PSC R	Alterations to existing side dormer (Retrospective Application)
229	17/00301	22.12.17	17/01298	30 Gates Green Road, West Wickham	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	PSC P	Single storey front extension and elevational alterations
230	17/00215	2.1.18	17/01931	Arlington House, Nash Lane, Keston	HAYES AND CONEY HALL	dismissed	n/a	written	DC	DELE R	replacement dwelling and associated works

231	17/00273	5.1.18	17/02385	13 Queensway, West Wickham	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	DELE R	Part one/ two storey side/ rear extension and roof alterations to incorporate rear dormer and rooflights.
232	17/00304	9.1.18	17/03115	118 Bourne Vale, Hayes	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	DELE R	First floor side extension.
233	17/03235	18.1.18	17/00278	11 Kingsway, West Wickham	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	DELE R	Two storey front/side extension and roof enlargement
234	17/00253	30.1.18	17/01724	67 Hayes Wood Avenue, Hayes	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	PSC R	Loft conversion with roof alterations to include hip to gable extension with rear dormer, and front/side dormer. RETROSPECTIVE APPLICATION
235	17/00354	28.2.18	17/02641	6 Baston Road, Hayes	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	DELE R	Formation of vehicular access and hardstanding
236	17/00336	6.3.18	17/02580	35 Hayes Wood Avenue, Bromley	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	PSC R	Roof alterations to incorporate side/rear dormer and rooflights
237	17/00261	8.3.18	17/02803	145 Hayes Lane, Bromley	HAYES AND CONEY HALL	allowed	n/a	Written	DC	DELE R	Demolition of existing 2 storey dwellinghouse and construction of a 2 storey residential block with additional roof space/basement accommodation comprising 6 two bedroom and 2 one bedroom flats with associated access, 8 parking spaces, refuse store and cycle storage. (Outline Application with some matters reserved)
238	17/00365	14.3.18	17/03205	44 Bourne Vale, Hayes	HAYES AND CONEY HALL	dismissed	n/a	fast track	DC	DELE R	Loft conversion with hip to gable side extension and rear dormer
239	17/00360	19.3.18	17/03413	13 Cranbrook Close, Hayes	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	DELE R	Construction of side garage and single storey rear extension.
240	17/00048	11.4.17	16/04288	269 Upper Elmers End Road, Beckenham	KELSEY AND EDEN PARK	dismissed	n/a	fast track	DC	DELE R	Formation of hardstanding and vehicular access
241	17/00034	2.5.17	16/05136	1 Wellhouse Road, Beckenham	KELSEY AND EDEN PARK	dismissed	n/a	fast track	DC	DELE R	Part one/two storey side/rear extension
242	17/00045	3.5.17	16/05578	84 Kenwood Dele rive, Beckenham	KELSEY AND EDEN PARK	allowed	n/a	fast track	DC	DELE R	First floor side extension, alterations to front porch and elevational alterations
243	17/00026	23.5.17	16/04622	387 Upper Elmers End Road	KELSEY AND EDEN PARK	dismissed	n/a	written	DC	DELE R	Sub-division of existing dwelling to PSC Reate an additional two storey two bedroom dwellinghouse.
244	17/00028	31.5.17	16/00007	78 Manor Way, Beckenham	KELSEY AND EDEN PARK	dismissed	allowed	written	enf	n/a	Appeal against enforcement notice issued for the unauthorised erection of a fence and trellis exceeding 2m in height
245	17/00159	23.8.17	17/00678	60 Manor Way, Beckenham	KELSEY AND EDEN PARK	allowed	n/a	fast track	DC	DELE R	Part one/two storey side and rear extension with rear gable and roof extensions, side dormer and enlargement of patio at rear.
246	17/00167	5.9.17	17/00277	5 Forest Ridge, Beckenham	KELSEY AND EDEN PARK	allowed	n/a	fast track	DC	PSC P	First floor side extension, roof alterations to incorporate rooflights to rear, elevational alterations.
247	17/00163	7.9.17	17/00617	137 Eden Way, Beckenham	KELSEY AND EDEN PARK	allowed	n/a	fast track	DC	DELE R	First floor side extension.
248	17/00199	19.10.17	17/01845	33 Greenways, Beckenham	KELSEY AND EDEN PARK	dismissed	n/a	fast track	DC	PSC R	Single storey rear and first floor side extensions
249	17/00129	1.11.17	17/00699	61 Manor Way, Beckenham	KELSEY AND EDEN PARK	dismissed	n/a	fast track	DC	DELE R	T1 Cedar - Dismantle to near ground level.
250	17/00200	21.11.17	17/02089	372 Eden Park Avenue, Beckenham	KELSEY AND EDEN PARK	dismissed	n/a	written	DC	DELE R	Demolition of single storey side projection at No.372 and erection of a two storey three bedroom end of terrace dwelling with hardstanding
251	17/00314	30.11.17	17/03336	36 Eden Road, Beckenham	KELSEY AND EDEN PARK	dismissed	n/a	fast track	DC	DELE R	First floor rear extension
252	17/00312	30.11.17	17/03102	543 Upper Elmers End Road, Beckenham	KELSEY AND EDEN PARK	dismissed	n/a	fast track	DC	DELE R	Proposed roof alterations to include partial hip to gable end, rear inset balcony and front porch extension.
253	17/00383	9.3.18	17/04253	66 Links Way, Beckenham	KELSEY AND EDEN PARK	dismissed	n/a	fast track	DC	DELE R	Demolition of existing garage, two storey side/rear and single storey rear extensions.
254	17/00112	22.3.18	16/02613	land jct South Eden Park Road and Bucknall Way, Beckenham	KELSEY AND EDEN PARK	allowed	partial award of costs	Inquiry	DC	PSC R	Residential development comprising of 105 units with a mixture of 4 bedroom houses and one, two and three bedroom apartments together with concierges office and associated basement car parking (OUTLINE APPLICATION)
255	17/00189	22.3.18	17/00575	land jct South Eden Park Road and Bucknall Way, Beckenham	KELSEY AND EDEN PARK	allowed	partial award of costs	Inquiry	DC	PSC R	Residential development comprising 15 four storey townhouses and 52 apartments in three and four storey blocks to provide a total of 67 residential units together with concierges office and basement car parking (OUTLINE APPLICATION).
256	17/00276	27.3.18	17/03074	STC House, 38 Croydon Road	KELSEY AND EDEN PARK	dismissed	n/a	Written	DC	DELE R	Construction of an additional storey of offices (Use Class B1(a)) together with additional fenestration and alteration to exterior finishes of the existing building.
257	17/00030	25.5.17	16/02663	The Chantry, Mottingham Lane	MOTTINGHAM AND CHISLEHURST NORTH	dismissed	n/a	written	DC	DELE R	Replacement two bedroom detached house.
258	16/00396	1.6.17	16/00608	Dunkery Road Playing fields, Mottingham	MOTTINGHAM AND CHISLEHURST NORTH	dismissed	n/a	Written	DC	DELE R	Single storey pavilion for club house and changing rooms, all weather pitch with floodlighting, 56 car parking spaces and revisions to vehicular access from Dunkery Road

259	17/00052	6.7.17	16/05795	75 Mottingham Road, Mottingham	MOTTINGHAM AND CHISLEHURST NORTH	dismissed	n/a	written	DC	DELE R	Alteration and Conversion of the three bedroom flat at 288 Court Road (Royal Borough of Greenwich) into 2 No one bedroom flats, with one flat within the roof space over 288 Court Road and 75 A & B Mottingham Road, together with the construction of a dormer on the rear roof slope of both properties.
260	17/00020	6.7.17	16/04246	75 Mottingham Road, Mottingham	MOTTINGHAM AND CHISLEHURST NORTH	dismissed	n/a	written	DC	DELE R	First floor side extension
261	17/00156	31.7.17	16/05568	27 Court Farm Road, Mottingham	MOTTINGHAM AND CHISLEHURST NORTH	dismissed	n/a	fast track	DC	DELE R	Railings to front and side boundaries with automatic sliding gates
262	17/00160	7.9.17	17/00972	175 White Horse Hill, Chislehurst	MOTTINGHAM AND CHISLEHURST NORTH	allowed	n/a	fast track	DC	DELE R	Two storey side, single storey front and rear extensions to provide annex, roof alterations to provide habitable accommodation incorporating rear dormer and rooflights to front roof slope and elevational alterations.
263	17/00094	20.10.17	16/05544	5 Clarence Road, SE9	MOTTINGHAM AND CHISLEHURST NORTH	dismissed	n/a	written	DC	PSC R	Two storey rear extension to no.5 Clarence Road and Construction of 3-bed end of terraced dwelling
264	17/00201	25.10.17	17/01214	69 Ravensworth Road, Mottingham	MOTTINGHAM AND CHISLEHURST NORTH	dismissed	n/a	fast track	DC	DELE R	Part one/two storey side/rear extension, porch canopy and rooflights
265	17/00232	8.12.17	17/02296	11 St Keverne Road, Mottingham	MOTTINGHAM AND CHISLEHURST NORTH	dismissed	n/a	fast track	DC	DELE R	Single storey rear extension
266	17/00043	22.6.17	16/05307	11 Lodge Close, Orpington	ORPINGTON	dismissed	n/a	fast track	DC	DELE R	Addition of new first floor to existing bungalow to create a two storey dwelling, single storey rear extension and associated alterations to fenestration.
267	16/00389	27.6.17	16/03936	2 Sevenoaks Road, Orpington	ORPINGTON	dismissed	n/a	Written	DC	DELE R	Part one/two storey side/rear extension, side extension, front porch, loft conversion incorporating front, side and rear rooflights and elevational alterations
268	17/00108	29.6.17	17/00057	60 Eton Road, Orpington	ORPINGTON	dismissed	n/a	fast track	DC	DELE R	Detached single storey outbuilding for use as an annexe and garage
269	17/00079	5.7.17	16/02962	Goddington Manor, Court Road	ORPINGTON	dismissed	n/a	Written	DC	PSC R	Proposed construction of four detached dwellings with access road on land adjacent to Goddington Manor
270	17/00096	2.8.17	17/00581	36 Goddington Lane, Orpington	ORPINGTON	dismissed	n/a	fast track	DC	DELE R	First floor side extension and pitched roof over existing rear extension
271	17/00152	2.8.17	17/00585	1 Court Road, Orpington	ORPINGTON	dismissed	n/a	fast track	DC	DELE R	Demolition of existing garage, single storey front extension to form new garage, single storey side and rear extensions and first floor extension to form two storey dwelling to incorporate three dormers and rooflights.
272	17/00059	5.9.17	16/03949	1 Walnuts Road, Orpington	ORPINGTON	dismissed	n/a	written	DC	DELE R	Erection of a two storey two bedroom end of terrace house with associated car parking at rear.
273	17/00179	20.9.17	16/05793	88 Chelsfield Lane, Orpington	ORPINGTON	dismissed	n/a	written	DC	DELE R	New build bungalow at rear of 88 Chelsfield Lane
274	17/00165	2.10.17	17/01314	33 Petten Grove, Orpington	ORPINGTON	dismissed	n/a	written	DC	DELE R	Demolition of existing garage and erection of a two storey four bedroom dwelling with onsite parking and associated landscaping on land adjacent to 33 Petten Grove, Orpington
275	17/00111	9.10.17	17/00091	9 Rose Dale, Orpington	ORPINGTON	dismissed	n/a	Written	DC	DELE R	Proposed single storey dwelling on land adjacent to 9 Rose Dale with associated landscaping and parking
276	17/00190	23.11.17	17/00282	1 Walnuts Road, Orpington	ORPINGTON	dismissed	refused	written	DC	DELE R	Two storey two bedroom end-of-terrace house on land adjacent to 1 Walnuts Road with associated car parking to rear, and first floor rear extension to 1 Walnuts Road.
277	17/00274	1.12.17	16/05062	23 The Drive, Orpington	ORPINGTON	dismissed	n/a	written	DC	PSC R	Sub-division of existing plot and construction of 3-bed 2 storey detached dwelling to the rear of no.23 The Drive, with 2 car parking spaces with access from The Avenue
278	17/00250	15.12.17	17/02452	26 Walnuts Road, Orpington	ORPINGTON	dismissed	n/a	written	DC	DELE R	2 two storey semi-detached 3 bedroom dwellings including accommodation in the roofspace with 2 car parking spaces and new vehicular access on land adjacent to No.26 Walnuts Road
279	17/00242	5.1.18	17/01774	115 Repton Road, Orpington	ORPINGTON	dismissed	n/a	written	DC	DELE R	Subdivision of semi-detached dwelling to create 2 x two bedroom incorporating a part one/two storey front/side/rear extension, rear dormer extension, front
280	17/00275	22.1.18	17/03172	152 Felstead Road, Orpington	ORPINGTON	dismissed	n/a	fast track	DC	DELE R	First Floor Side Extension
281	17/00298	8.2.18	17/01825	land r/o 148-152 High Street, Orpington	ORPINGTON	dismissed	n/a	written	DC	DELE R	Detached two storey building comprising 1 two bedroom and 1 one bedroom flats with private amenity space, external staircase, cycle and refuse stores and associated landscaping

282	17/00256	7.3.18	16/04563	18-44 Homefield Rise, Orpington	ORPINGTON	dismissed	n/a	Written	DC	PSC P	Demolition of numbers 18-44 Homefield Rise and the construction of 103 residential apartments in four separate three and four storey blocks to be served by two accesses, together with associated car parking, cycle parking, refuse storage and private communal amenity space.
283	17/00035	7.6.17	16/04331	62 Kings Hall Road, Beckenham	PENGE AND CATOR	allowed	refused	Written	DC	PSC P	Variation of Condition 4 of planning permission Ref: 09/03023/FULL1 to (a) allow up to 72 children and 20 staff to be accommodated at any one time and (b) allow the use of the premises as a children's nursery between 7.00am and 7.30pm Monday to Fridays inclusive at 62 Kings Hall Road, Beckenham.
284	17/00075	18.7.17	16/03935	51 High Street, Penge	PENGE AND CATOR	dismissed	refused	Written	DC	DELE R	Change of use from Class A1 charity shop to Class C3 residential (56 day application for prior approval)
285	17/00098	26.7.17	16/05374	2 Cator Road, Sydenham	PENGE AND CATOR	dismissed	n/a	Written	DC	DELE R	Erection of a new detached two bed dwelling on the land adjacent to No.2 Cator Road and the conversion and alteration of the existing roof space at No.2 Cator Road
286	16/00250	27.7.17	15/05049	Bronze Works, Kangley Bridge Road	PENGE AND CATOR	allowed	refused	inquiry	DC	PSC R	Use of office block as non-ancillary self-contained offices falling within Class B1(a). LAWFUL DEVELOPMENT CERTIFICATE (EXISTING)
287	17/00083	27.7.17	16/04736	Penge Library, 186 Maple Road, Penge	PENGE AND CATOR	allowed	n/a	Written	DC	DELE R	Conversion and extension to provide educational facilities at ground floor (use class D1) and three self contained flats at first and second
288	17/00186	18.8.17	17/01384	159 Kings Hall Road, Beckenham	PENGE AND CATOR	allowed	n/a	fast track	DC	DELE R	Part first floor/two storey front/side and single storey side extension
289	17/00089	9.8.17	16/04224	85 Royston Road, Penge	PENGE AND CATOR	dismissed	n/a	written	DC	DELE R	Construction of three storey building comprising 6 flats (2 no. one bedroom and 4 no. two bedroom flats) with 5 car parking spaces.
290	17/00133	25.9.17	16/05853	18 Franklin Road, Penge	PENGE AND CATOR	allowed	n/a	written	DC	DELE R	Change of use from residential (class C3) to House of Multiple Occupation (Sui Generis) with 9 bedrooms
291	17/02499	2.2.18	17/02499	19 Gladstone Mews, Penge	PENGE AND CATOR	dismissed	n/a	fast track	DC	DELE R	Roof alterations to incorporate rear dormer and Juliet balcony
292	17/00290	8.2.18	17/02644	95D Lennard Road, Beckenham	PENGE AND CATOR	dismissed	n/a	written	DC	DELE R	Single storey side/rear extension
293	17/00095	18.5.17	16/05764	5 crossway, Petts Wood	PETTS WOOD AND KNOLL	dismissed	n/a	fast track	DC	DELE R	Proposed erection of a two storey two bedroom dwelling
294	17/00087	7.6.17	16/05236	59 Willett Way, Petts Wood	PETTS WOOD AND KNOLL	dismissed	n/a	Written	DC	DELE R	First floor side extension and single storey side and rear extension
295	17/00110	29.6.17	17/00338	13 Fieldway, Petts Wood	PETTS WOOD AND KNOLL	dismissed	n/a	fast track	DC	DELE R	Increase in roof height to incorporate rear dormer and front rooflights
296	17/00114	17.7.17	17/00117	7 Greenfield Gardens, Petts Wood	PETTS WOOD AND KNOLL	dismissed	n/a	fast track	DC	DELE R	Enlargement of roof to provide first floor accommodation including rear dormers and front rooflights and single storey front and side/rear extension.
297	17/00136	26.7.17	16/05519	4 Birchwood Road, Petts Wood	PETTS WOOD AND KNOLL	allowed	n/a	fast track	DC	DELE R	Two storey side and single storey rear extensions
298	17/00164	10.8.17	17/01038	9A Irene Road, Orpington	PETTS WOOD AND KNOLL	allowed	n/a	fast track	DC	dele p	Outbuilding to rear. RETROSPECTIVE APPLICATION.
299	17/00077	23.8.17	16/03140	62 Manor Way, Petts Wood	PETTS WOOD AND KNOLL	dismissed	n/a	written	DC	DELE R	Loft conversion with gable extension, rear dormer and rooflights
300	17/00149	15.9.17	17/00202	27 Woodland Way, Petts Wood	PETTS WOOD AND KNOLL	allowed	n/a	fast track	DC	DELE R	Single storey side/rear extension, including attached garage and conversion of existing garage to habitable room.
301	17/00292	15.11.17	17/03039	24 Fairway, Petts Wood	PETTS WOOD AND KNOLL	dismissed	n/a	fast track	DC	DELE R	Part one/two storey rear extension with balcony.
302	17/00183	20.11.17	17/00975	3A Irene Road, Orpington	PETTS WOOD AND KNOLL	dismissed	n/a	fast track	DC	DELE R	Increase in roof height to provide accommodation at first floor and single storey infill extension
303	17/00205	1.12.17	17/01588	24 Keswick Road, Orpington	PETTS WOOD AND KNOLL	dismissed	n/a	written	DC	PSC R	Demolition of existing dwelling and detached garage at rear, and erection of 2 two storey 4 bedroom semi-detached dwellings with accommodation in roofspace, associated accesses and 4 car parking spaces (Outline)
304	17/00303	9.1.18	17/02934	255 Crescent Drive, Petts Wood	PETTS WOOD AND KNOLL	allowed	n/a	fast track	DC	PSC R	First floor side extension
305	17/00287	24.1.18	17/01145	75 Mayfield Avenue, Orpington	PETTS WOOD AND KNOLL	allowed	n/a	fast track	DC	PSC P	Roof alterations to include increase in ridge height, first floor rear and single storey front extensions and two storey side extension
306	17/00299	28.2.18	17/00618	69 Broomhill Road, Orpington	PETTS WOOD AND KNOLL	dismissed	n/a	written	DC	DELE R	Proposed outline permission in respect of access, layout and scale for the demolition of an existing dwelling and the development of a 7x2 bedroom, 4 storey development with associated parking, refuse facilities and landscaping
307	17/00300	28.2.18	17/00616	69 Broomhill Road, Orpington	PETTS WOOD AND KNOLL	dismissed	n/a	written	DC	DELE R	Proposed outline permission in respect of access, layout and scale for the demolition of an existing dwelling and the development of a 6x2 bedroom, 3 storey development with associated parking, refuse facilities and landscaping.
308	17/00265	7.3.18	17/01720	182 Petts Wood Road, Petts Wood	PETTS WOOD AND KNOLL	dismissed	n/a	Written	DC	DELE R	Installation of new shopfront with bifold doors (Retrospective)

309	17/00264	7.3.18	17/01716	182 Petts Wood Road, Petts Wood	PETTS WOOD AND KNOLL	dismissed	n/a	Written	DC	DELE R	Retrospective Application For The Construction Of A Wooden Seating Area In Front Of The Restaurant
310	17/00020	11.4.17	16/04246	33 Powster Road, Bromley	PLAISTOW AND SUNDRIDGE	allowed	n/a	fast track	DC	DELE R	First floor side extension
311	17/00070	17.6.17	16/04629	16 Park Avenue, Bromley	PLAISTOW AND SUNDRIDGE	dismissed	n/a	Written	DC	DELE R	Erection of detached dwelling on land to the rear of 16 and 18 Park Avenue, Bromley
312	16/00301	29.6.17	15/02398	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC R	Change of use of existing Grade 1 listed Mansion from hotel to 22 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure
313	16/00302	29.6.17	15/02399	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC R	Change of use of existing Grade 1 listed Mansion from hotel to 22 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure LISTED BUILDING CONSENT
314	17/00062	29.6.17	16/04478	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC P	Change of use of existing Grade 1 listed Mansion to 20 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure.
315	17/00063	29.6.17	16/04477	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC P	Change of use of existing Grade 1 listed Mansion to 20 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure. LISTED BUILDING CONSENT.
316	17/00147	10.10.17	17/00251	28 Kynaston Road, Bromley	PLAISTOW AND SUNDRIDGE	allowed	n/a	written	DC	DELE R	Two storey side extension and conversion to form 2 two bedroom flats with new vehicular access onto Thornton Road. PART RETROSPECTIVE
317	17/00279	14.11.17	17/00620	36 Avondale Road, Bromley	PLAISTOW AND SUNDRIDGE	dismissed	n/a	fast track	DC	PSC R	First floor side extension, two storey rear extension and roof alterations to incorporate rooflights.
318	17/00196	21.11.17	17/01479	2 Thirlmere Rise, Bromley	PLAISTOW AND SUNDRIDGE	dismissed	n/a	written	DC	DELE R	Construction of a 3-bed end of terraced 3 storey town house with associated parking, amenity space, bin and cycle storage.
319	17/00148	13.12.17	17/00892	27-29 College Road, Bromley	PLAISTOW AND SUNDRIDGE	dismissed	refused	written	DC	DELE R	Erection of a four storey building to provide 1 x two bedroom self-contained flat and 6 x one bedroom self-contained flats; the provision of a vehicular access; and four parking spaces
320	17/00286	4.1.18	17/03550	92 Ridgeway Drive, Bromley	PLAISTOW AND SUNDRIDGE	dismissed	n/a	fast track	DC	DELE R	Construction of new front walls to enclose two new car parking spaces to the front garden
321	17/00313	10.1.18	17/02566	17 Freeland's Grove, Bromley	PLAISTOW AND SUNDRIDGE	dismissed	n/a	fast track	DC	DELE R	Construction of a front porch and garden wall.
322	17/00333	18.1.18	17/03667	17 New Street Hill, Bromley	PLAISTOW AND SUNDRIDGE	dismissed	n/a	fast track	DC	DELE R	Full width part one/two storey rear extension, roof alterations to incorporate side and rear dormers, front porch, bay window extensions to the front and elevational alterations
323	17/00339	20.3.18	17/01846	Imani Court, 49 Park Avenue, Bromley	PLAISTOW AND SUNDRIDGE	allowed	n/a	Written	DC	PSC P	Variation of conditions 3, 6, 8 and 9 (relating to soft landscaping, hard landscaping, waste and recycling facilities and cycle storage respectively) of permission 14/02727 allowed on appeal for the 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, to allow the retention of soft and hard landscaping, refuse and cycle storage as built/provided.
324	16/00344	7.4.17	16/02977	44 Westmoreland Road, Bromley	SHORTLANDS	dismissed	n/a	Written	DC	DELE R	Two storey rear extension, roof alterations and construction of side dormer together with conversion of building to provide 4 one bedroom and 3 two bedroom units. Car parking to front, bin stores, cycle stores, amenity space and associated landscaping.
325	17/00025	26.4.17	16/05177	20 Brabourne Rise, Beckenham	SHORTLANDS	dismissed	n/a	fast track	DC	DELE R	Part one/two storey side/rear extension

326	17/00036	6.6.17	16/04022	The Studio, Burgh Hill Drive	SHORTLANDS	allowed	n/a	Written	DC	PSC P	Conversion of garage and studio below to form new one bedroom unit. Increase in roof height of existing garage, ground floor rear extension and provision of external courtyard area to ground floor. Elevational alterations
327	17/00101	22.6.17	16/04838	3 Woodlea Drive, Bromley	SHORTLANDS	dismissed	n/a	fast track	DC	DELE R	Front and side boundary wall, sliding gate, railings and piers and hard standing.
328	17/00046	22.6.17	16/04497	Mayfield Lodge, Kingswood Road	SHORTLANDS	dismissed	n/a	fast track	DC	DELE R	Two storey rear extension.
329	17/00058	19.7.17	16/05461	Upper Flat 17 Den Road, Shortlands	SHORTLANDS	dismissed	n/a	Written	DC	DELE R	Roof alterations and extension to provide additional habitable accommodation for existing upper level flat.
330	17/00255	3.1.18	17/01653	95 Shortlands Road, Shortlands	SHORTLANDS	allowed	n/a	written	DC	PSC P	Variation of Condition 2 of planning permission reference 17/00093/FULL6 (removing permitted development rights for all developments and minor operations within the curtilage of the dwellinghouse) so that permitted development rights are retained for the construction of any building of enclosure within the curtilage of the dwelling (Class E); any hard surface which is incidental to the dwelling (Class F); any chimney or flues (Class G); and any microwave antenna (Class H) of Part 1, and all minor operations under Part 2 of the Town and Country Planning (General Permitted Development) Order 2015.
331	17/00254	1.2.18	17/01787	6 Whitecroft Way, Beckenham	SHORTLANDS	dismissed	n/a	fast track	DC	DELE R	Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow a variation of Condition 2 of planning permission ref. 16/03417/FULL6 (granted on appeal) for a first floor side extension and elevational alterations. Amendments are sought to allow the retention of the footprint of the existing garage along the boundary.
332	17/00268	28.2.18	17/00239	23 Durham Avenue	SHORTLANDS	dismissed	n/a	written	DC	DELE R	Proposed two storey 4 bedroom dwelling at rear of 23 Durham Avenue fronting onto Lancaster Close with access, parking, associated landscaping, refuse, recycling and cycle storage
333	17/00269	28.2.18	17/02674	23 Durham Avenue, Shortlands	SHORTLANDS	dismissed	n/a	written	DC	DELE R	Proposed two storey 4 bedroom detached dwelling on land at rear of No. 23 Durham Avenue and fronting Lancaster Close, with associated access, parking, landscaping, refuse and recycling storage.
334	17/00041	3.5.17	16/04868	34 Hayes Chase, West Wickham	WEST WICKHAM	allowed	n/a	fast track	DC	DELE R	First floor side/rear extension, alterations to roof of existing single storey rear extension and elevational alterations including alterations to front porch and garage
335	16/00403	15.6.17	16/04673	42 Station Road, West Wickham	WEST WICKHAM	dismissed	n/a	Written	DC	DELE R	Loft conversion with hip to gable, rear balcony and side dormer LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)
336	17/00162	24.7.17	17/00162	34 Wickham Court Road, West Wickham	WEST WICKHAM	allowed	n/a	fast track	DC	DELE R	Formation of an additional vehicle access
337	17/00099	7.8.17	17/00030	18 Hayes Chase, West Wickham	WEST WICKHAM	allowed	n/a	fast track	DC	PSC R	Part one/ two storey side/rear extension.
338	17/00170	7.9.17	17/00545	20 Ravenswood Avenue, West Wickham	WEST WICKHAM	allowed	n/a	fast track	DC	DELE R	Single storey detached outbuilding incidental to main dwelling. Retrospective application
339	17/00320	30.11.17	17/02202	71 Corkscrew Hill, West Wickham	WEST WICKHAM	allowed	n/a	fast track	DC	PSC R	Conversion of loft to habitable accommodation together with the construction two side dormers (one on each side) and one rear dormer with Juliet balcony, alterations to catslide roof and single storey rear, side and front extensions.
340	17/00241	16.2.18	17/00256	124 Copse Avenue, West Wickham	WEST WICKHAM	dismissed	n/a	fast track	DC	PSC R	Part one/ two storey front/side/rear extensions to include elevational alterations. Roof alterations to form habitable space incorporating side dormers and rooflight.

APPEAL DECISIONS MADE BY PINS 2017-2018 - APPLICATIONS RECOMMENDED FOR PERMISSION

	Appeal Ref	Date of Decision	DC Ref EN Ref	Address	Ward	Decision	Cost Decision	Appeal procedure	Appeal type	Committee type recommendation	Description
1	17/00095	27.9.17	16/04259	rear of 2 The Avenue, Bickley	BICKLEY	allowed	refused	written	DC	DELE P	Proposed erection of a two storey two bedroom dwelling
2	17/00124	28.9.17	16/05859	45 Southlands Grove, Bickley	BICKLEY	allowed	n/a	written	DC	PSC P	Subdivision of four bedroom dwelling into 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, and elevational alterations.
3	17/00194	23.11.17	17/01502	Applegarth, Chislehurst Road	BICKLEY	dismissed	n/a	written	DC	PSC P	Demolition of existing bungalow and the erection of a 2.5 storey building comprising 4 two bedroom apartments with car parking, cycle and refuse storage.
4	17/00259	16.1.18	16/05857	17 Park Farm Road, Bromley	BICKLEY	allowed	n/a	written	DC	PSC P	Demolition of existing dwelling and erection of a two storey 6 bedroom dwelling with accommodation in the roofspace
5	17/00285	8.2.18	17/02274	53 Liddon Road, Bromley	BICKLEY	allowed	n/a	written	DC	PSC P	Change of use from Class B8 (storage and distribution) to Class C3 (dwellinghouses) to form 11 flats at 53 Liddon Road (56 day application for prior approval in respect of air quality, transport and highways, contamination, flooding risks, noise impacts, sustainability and impact on provision of storage and distribution services under Class P, Part 3 of the GPDO)
6	16/00406	5.4.17	16/02119	Forest Lodge, Westerham Road	BROMLEY COMMON & KESTON	dismissed	n/a	Written	DC	PSC P	Erection of detached building comprising 5 No two bedroom flats.
7	17/00001	29.6.17	16/04341	171 Southborough Road, Bromley	BROMLEY COMMON & KESTON	allowed	n/a	fast track	DC	PSC P	First floor rear extension PART RETROSPECTIVE
8	17/00248	10.1.18	17/02290	100 Maderia Avenue, Bromley	BROMLEY TOWN	allowed	n/a	written	DC	PSC P	Demolition of existing dwelling and erection of a three storey terrace comprising 2 three bedroom and 1 four bedroom houses with integral garages, access onto Madeira Avenue and associated landscaping OUTLINE APPLICATION
9	17/00330	1.3.18	17/01427	Chelsfield Primary School, Warren Road	CHELSEFIELD & PRATTS BOTTOM	allowed	n/a	Written	DC	PSC P	Single storey extension to annexe building with access ramp and change to site boundary
10	17/00022	25.5.17	16/04462	3 Camden Park Road, Chislehurst	CHISLEHURST	allowed	n/a	fast track	DC	PSC P	Variation of condition 2 of permission ref. 12/03279 granted on appeal for part one/two storey side/rear extension, PSC Reation of lower ground floor, two storey front/side extension and elevational alterations, to allow changes to external materials RETROSPECTIVE APPLICATION
11	17/00100	22.9.17	16/04685	Copley Dene, 34 Wilderness Road, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	PSC P	Single storey rear extension.
12	17/00181	1.11.17	17/00555	18 Greatwood, Chislehurst	CHISLEHURST	dismissed	n/a	written	DC	PSC P	Demolition of single storey side extension and erection of a three storey three bedroom end of terrace house with associated vehicle access, parking spaces, landscaping and single storey rear extension to No. 18
13	17/00262	26.2.18	17/01782	66 Greenway, Chislehurst	CHISLEHURST	allowed	n/a	written	DC	DELE P	Detached outbuilding at rear for use as a fitness studio for pilates and sport massage (Part-retrospective).
14	17/00345	12.3.18	17/03076	Kemnal Stables, Kemnal Road, Chislehurst	CHISLEHURST	allowed	allowed in part	Inquiry	DC	PSC P	Demolition of existing residential building, stables with sand schools, flood lighting and office and the provision of 1 no. 4 bedroom house, 2 no. 2 bedroom and 6 no. 1 bedroom dwellings with communal parking and private terraces
15	16/00381	5.4.17	16/00218	land adj 28 Park Hill Road, Shortlands	COPERS COPE	allowed	n/a	Written	DC	PSC P	Erection of part 3 storey, part 4 storey building comprising 6 three bedroom and 3 two bedroom apartments, basement/lower ground floor vehicle and cycle parking, provision of bin store, access and associated landscaping. (Outline application for access layout and scale) on land adjacent to No.28 Park Hill Road.
16	17/00090	9.8.17	16/04982	Grangewood Lane, Beckenham	COPERS COPE	dismissed	n/a	written	DC	PSC P	Construction of a detached single storey 2 bedroom dwellinghouse with associated car parking, landscaping and refuse storage.
17	17/00195	23.11.17	17/00812	24 Downs Hill, Beckenham	COPERS COPE	allowed	n/a	written	DC	PSC P	Demolition of host dwelling and erection of new detached house.
18	17/00202	16.11.17	17/01264	13 Riverside Close, Orpington	CRAY VALLEY EAST	allowed	refused	fast track	DC	PSC P	Detached timber outbuilding
19	17/00246	18.1.18	17/02629	Cornerways, Sydenham Avenue Sydenham	CRYSTAL PALACE	dismissed	n/a	written	DC	PSC P	Demolition of existing dwellinghouse and outbuildings and construction of a part 1.5, part 2 storey building comprising 4 two bedroom flats and 2 one bedroom flats with associated parking, hard and soft landscaping, refuse and recycling.

20	17/00072	29.6.17	16/04600	Gordon House, Berrys Green Road	DARWIN	dismissed	n/a	fast track	DC	PSC P	Increase and change of roof design to incorporate both side and rear extensions
21	17/00032	25.5.17	16/04156	14 Cocksett Avenue, Orpington	DARWN	allowed	refused	fast track	DC	PSC P	Single storey front extension, two storey side extension and elevational alterations
22	16/00388	20.6.17	16/01965	Farnborough Primary School, Orpington	FARNBOROUGH AND CROFTON	dismissed	refused	hearing	DC	PSC P	Demolition of existing classroom extension, erection of two storey classroom extension, refurbishment of existing school buildings, provision of two temporary classroom buildings, bike store, refuse store and two sheds, with additional car parking and associated landscaping to enable expansion of school from 1 form of entry to 2 forms of entry.
23	17/00270	15.2.18	17/00149	132 Crofton Road, Orpington	FARNBOROUGH AND CROFTON	allowed	n/a	written	DC	PSC P	Demolition of existing dwelling and detached garage and erection of detached two storey building with accommodation in roof comprising 7 two bedroom flats with vehicular access from Crofton Lane to serve 9 car parking spaces, refuse store and cycle store (OUTLINE)
24	17/00039	8.6.17	16/04364	26 Dartmouth Road, Hayes	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	PSC P	Part one/two storey side/rear extension and elevational alterations
25	17/00092	19.7.17	17/00382	55 Kechill Gardens, Hayes	HAYES AND CONEY HALL	allowed	n/a	Written	DC	PSC P	Proposed 2 storey three bedroom end of terrace dwellinghouse (attached to No. 55)
26	17/00301	22.12.17	17/01298	30 Gates Green Road, West Wickham	HAYES AND CONEY HALL	allowed	n/a	fast track	DC	PSC P	Single storey front extension and elevational alterations
27	17/00167	5.9.17	17/00277	5 Forest Ridge, Beckenham	KELSEY AND EDEN PARK	allowed	n/a	fast track	DC	PSC P	First floor side extension, roof alterations to incorporate rooflights to rear, elevational alterations.
28	17/00256	7.3.18	16/04563	18-44 Homefield Rise, Orpington	ORPINGTON	dismissed	n/a	Written	DC	PSC P	Demolition of numbers 18-44 Homefield Rise and the construction of 103 residential apartments in four separate three and four storey blocks to be served by two accesses, together with associated car parking, cycle parking, refuse storage and private communal amenity space.
29	17/00035	7.6.17	16/04331	62 Kings Hall Road, Beckenham	PENGE AND CATOR	allowed	refused	Written	DC	PSC P	Variation of Condition 4 of planning permission Ref: 09/03023/FULL 1 to (a) allow up to 72 children and 20 staff to be accommodated at any one time and (b) allow the use of the premises as a children's nursery between 7.00am and 7.30pm Monday to Fridays inclusive at 62 Kings Hall Road, Beckenham.
30	17/00164	10.8.17	17/01038	9A Irene Road, Orpington	PETTS WOOD AND KNOLL	allowed	n/a	fast track	DC	dele p	Outbuilding to rear. RETROSPECTIVE APPLICATION.
31	17/00287	24.1.18	17/01145	75 Mayfield Avenue, Orpington	PETTS WOOD AND KNOLL	allowed	n/a	fast track	DC	PSC P	Roof alterations to include increase in ridge height, first floor rear and single storey front extensions and two storey side extension
32	17/00062	29.6.17	16/04478	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC P	Change of use of existing Grade 1 listed Mansion to 20 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure.
33	17/00063	29.6.17	16/04477	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC P	Change of use of existing Grade 1 listed Mansion to 20 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure. LISTED BUILDING CONSENT.
34	17/00339	20.3.18	17/01846	Imani Court, 49 Park Avenue, Bromley	PLAISTOW AND SUNDRIDGE	allowed	n/a	Written	DC	PSC P	Variation of conditions 3, 6, 8 and 9 (relating to soft landscaping, hard landscaping, waste and recycling facilities and cycle storage respectively) of permission 14/02727 allowed on appeal for the 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, to allow the retention of soft and hard landscaping, refuse and cycle storage as built/provided.
35	17/00036	6.6.17	16/04022	The Studio, Burgh Hill Drive	SHORTLANDS	allowed	n/a	Written	DC	PSC P	Conversion of garage and studio below to form new one bedroom unit. Increase in roof height of existing garage, ground floor rear extension and provision of external courtyard area to ground floor. Elevational alterations

36	17/00255	3.1.18	17/01653	95 Shortlands Road, Shortlands	SHORTLANDS	allowed	n/a	written	DC	PSC P	Variation of Condition 2 of planning permission reference 17/00093/FULL6 (removing permitted development rights for all developments and minor operations within the curtilage of the dwellinghouse) so that permitted development rights are retained for the construction of any building of enclosure within the curtilage of the dwelling (Class E); any hard surface which is incidental to the dwelling (Class F); any chimney or flues (Class G); and any microwave antenna (Class H) of Part 1, and all minor operations under Part 2 of the Town and Country Planning (General Permitted Development) Order 2015.
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APPEAL DECISIONS MADE by PINS 2017-2018 - ENFORCEMENT APPEALS

Appeal Ref	Date of Decision	DC Ref EN Ref	Address	Ward	Decision	Cost Decision	Appeal procedure	Appeal type	Committee type recommendation	Description	
1	15/00177	17.1.18	17/00116	48 Bromley Common, Bromley	BROMLEY TOWN	dismissed	n/a	written	enf	n/a	Appeal against enforcement notice issued for the unauthorised erection of a front boundary fence
2	17/00040	12.6.17	15/00286	The Beaverwood Lodge Sport and Leisure Club	CHISLEHURST	dismissed	n/a	Written	ENF	n/a	Appeal against enforcement notice issued for the unauthorised retention of a temporary building
3	17/00104	6.12.17	16/00368	90 Walden Road, Chislehurst	CHISLEHURST	dismissed	n/a	written	enf	n/a	Appeal against enforcement notice issued for the unauthorised installation of railings and electric gates
4	17/00081	19.3.18	15/00214	land adj 182A High Street, Beckenham	COPERS COPE	allowed	n/a	Written	enf	n/a	Enforcement appeal against unauthorised change of use from storage to residential
5	16/00311	17.5.17	14/00069	1A Sanderstead Road, Orpington	CRAY VALLEY EAST	dismissed	LBB costs awarded	written	enf	n/a	Appeal against Use of yard for hand car wash and associated canopy (max height 3.6m) to include enclosed vacuum and jet washing areas. Identical resubmission of APP/15/04102/Full1 with additional parking survey.
6	17/00003	23.8.17	14/00232	Waldens Fisheries, Waldens Farm, Crockenhill Rd, Orpington	CRAY VALLEY EAST	dismissed	n/a	written	Enf	n/a	Appeal against enforcement notice issued for the unauthorised erection of a barn building
7	15/00346	20.10.17	15/00593	Yonder Farm, Orange Court Lane	DARWIN	dismissed	part allowed	Inquiry	ENF	n/a	Appeal against an enforcement notice issued against unauthorised change of use to a mixed use as commercial livery yard workers accommodation.
8	15/00348	20.10.17	14/00182	Yonder Farm, Orange Court Lane	DARWIN	quashed	part allowed	Inquiry	enf	n/a	Appeal against enforcement notice issued for the breach of conditions 3 and 4 of permission 02/01905 relating to prohibition of commercial use.
9	17/00168	24.1.18	17/00168	Greenwood, Cudham Lane South, Cudham	DARWIN	allowed	n/a	written	enf	na	Appeal against issue of an enforcement notice for the unauthorised removal of Ancient Hedgerow and Overheight fencing fronting highway
10	17/00028	31.5.17	16/00007	78 Manor Way, Beckenham	KELSEY AND EDEN PARK	dismissed	allowed	written	enf	n/a	Appeal against enforcement notice issued for the unauthorised erection of a fence and trellis exceeding 2m in height

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PLANNING APPEAL DECISIONS MADE BY PINS 2017-2018 : COST DECISIONS ALLOWED/PART-ALLOWED

Appeal Ref	Date of Decision	DC Ref EN Ref	Address	Ward	Decision	Cost Decision	Appeal procedure	Appeal type	Committee type recommendation	Description	
1	17/00120	18.10.17	16/05212	Lilly's Farm, Chelsfield Lane, Orpington	CHELSEFIELD & PRATTS BOTTOM	allowed	allowed	written	DC	DELE R	Variation of Condition 11 of planning permission 15/01024 (allowed at appeal) concerning accordance with approved plans to enable the construction of full basements beneath the approved dwellings
2	17/00345	12.3.18	17/03076	Kemnal Stables, Kemnal Road, Chislehurst	CHISLEHURST	allowed	allowed in part	Inquiry	DC	PSC P	Demolition of existing residential building, stables with sand schools, flood lighting and office and the provision of 1 no. 4 bedroom house, 2 no. 2 bedroom and 6 no. 1 bedroom dwellings with communal parking and private terraces
3	15/00346	20.10.17	15/00593	Yonder Farm, Orange Court Lane	DARWIN	dismissed	part allowed	Inquiry	ENF	n/a	Appeal against an enforcement notice issued against unauthorised change of use to a mixed use as commercial livery yard workers accommodation.
4	15/00348	20.10.17	14/00182	Yonder Farm, Orange Court Lane	DARWIN	quashed	part allowed	Inquiry	enf	n/a	Appeal against enforcement notice issued for the breach of conditions 3 and 4 of permission 02/01905 relating to prohibition of commercial use.
5	17/00112	22.3.18	16/02613	land jct South Eden Park Road and Bucknall Way, Beckenham	KELSEY AND EDEN PARK	allowed	partial award	Inquiry	DC	PSC R	Residential development comprising of 105 units with a mixture of 4 bedroom houses and one, two and three bedroom apartments together with concierges office and associated basement car parking (OUTLINE APPLICATION)
6	17/00189	22.3.18	17/00575	land jct South Eden Park Road and Bucknall Way, Beckenham	KELSEY AND EDEN PARK	allowed	partial award	Inquiry	DC	PSC R	Residential development comprising 15 four storey townhouses and 52 apartments in three and four storey blocks to provide a total of 67 residential units together with concierges office and basement car parking (OUTLINE APPLICATION).
7	16/00301	29.6.17	15/02398	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC R	Change of use of existing Grade 1 listed Mansion from hotel to 22 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure
8	16/00302	29.6.17	15/02399	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC R	Change of use of existing Grade 1 listed Mansion from hotel to 22 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure LISTED BUILDING CONSENT
9	17/00062	29.6.17	16/04478	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC P	Change of use of existing Grade 1 listed Mansion to 20 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure.
10	17/00063	29.6.17	16/04477	Sundridge Park Manor Willoughby Lane	PLAISTOW AND SUNDRIDGE	allowed	allowed	Inquiry	DC	PSC P	Change of use of existing Grade 1 listed Mansion to 20 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure. LISTED BUILDING CONSENT.

Report No.
DRR 18/023

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: RENEWAL, RECREATION AND HOUSING POLICY
DEVELOPMENT AND SCRUTINY COMMITTEE

Date: Tuesday 26 June 2018

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

Title: PLANNING APPEALS - COSTS 2017-2018

Contact Officer: John Stephenson, Planning Appeals and Enforcement Manager Officer
Tel: 0208 313 4687 E-mail: John.Stephenson@bromley.gov.uk

Chief Officer: Jim Kehoe, Chief Planner

Ward: (All Wards);

1. Reason for report

This report provides an update on the award of costs from planning appeals made in the financial year 2017/2018. **12** applications claiming for costs were made in the period April 2017 to March 2018 of which **4** have been allowed and **8** refused. (**Appendix 1**)

The report also provides an update on cost claims that were paid in 2017/2018. The total of planning appeal cost claims paid in 2017/2018 is **£172,308 (Appendix 2)**

The Council have actively been applying for an award of costs against the appellant where the Council believe they have acted unreasonably. One such case has been applied for within this financial year and payment received.

2. **RECOMMENDATION(S)**

Members note the report

Impact on Vulnerable Adults and Children

1. Summary of Impact: N/A
-

Corporate Policy

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

Financial

1. Cost of proposal: N/A as reporting on actual spend
 2. Ongoing costs: N/A
 3. Budget head/performance centre: Central Contingency
 4. Total current budget for this head: £60k
 5. Source of funding: Central Contingency for 2017/18
-

Personnel

1. Number of staff (current and additional):50.4ftes
 2. If from existing staff resources, number of staff hours: n/a
-

Legal

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

Procurement

1. Summary of Procurement Implications: None directly from this report
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments:

3. COMMENTARY

- 3.1 In planning and enforcement appeals the main parties are normally expected to meet their own expenses irrespective of the outcome. Costs may be awarded on the grounds of 'unreasonable behaviour' resulting in unnecessary wasted expense. Policy guidance concerning the costs procedure was provided in the Costs Circular (CLG Circular 03/09). On 6 March 2014 Circular 03/09 was superseded by National Planning Practice Policy Guidance (NPPG) concerning Appeals.
- 3.2 Section 4 of the NPPG Appeals guidance sets out the circumstances when an award of costs may be applied for. The award of costs supports an effective and timely planning system in which all parties are required to behave reasonably. In order to support this aim further, it is stated that Inspectors will now use their existing legal powers to make an award of costs where they have found unreasonable behaviour, including cases where no application has been made by either party, applying the same guidance when deciding an application for an award of costs, or making an award at their own initiative. Costs may be awarded at the initiative of the Inspector in relation to planning appeals received on or after 1 October 2013.
- 3.3 Costs awards may also be made against statutory consultees as there is a clear expectation that a statutory consultee will substantiate its advice at appeal.
- 3.4 In Local Planning Authorities with a high appeals workload such as Bromley, the number of claims against the Council can be significant. Bromley consistently has one of the highest number of planning appeals in the UK. The volume of appeals is reflected in the relatively high number of claims for costs.
- 3.5 The number of costs claims against the Council has reduced this financial year to just 12 compared to 2016/17 where 27 claims were received. However the amounts claimed can vary significantly depending on the type of case. It is not sufficient for the appellant to claim costs on the grounds that the Council has made an incorrect decision. It is necessary to demonstrate that the Council has acted unreasonably, for example if it is unable to produce convincing evidence in support of its reasons to refuse permission.
- 3.6 Factors which have persuaded Planning Inspectors to award costs against the Council in 2017/18 have included failing to produce evidence to substantiate its reasons for refusal, unsupported by objective analysis, and the withdrawal of a ground of refusal/introduction of a ground of refusal.
- 3.7 This report principally provides an update on the award of costs in planning appeals that were received by the Planning Inspectorate in financial year 2017/2018. **12** applications claiming for costs were made in the period April 2017 to March 2018 of which **4** have been allowed and **8** refused
- 3.8 The report also provides an update on cost claims that were paid in 2017/2018 arising from planning appeals made in previous years totalling **£19k**. The total of planning appeal cost claims paid in 2017/2018 is **£172k**.
- 3.9 Members are notified of all cost decisions together with all appeal decisions on a weekly basis. A list of all cost applications received and their decisions in 2017/2018 is attached. (**Appendix 1**). A list of all cost claims paid in 2017/2018 is also attached. This includes payments arising from planning appeals in previous years (**Appendix 2**).
- 3.10 In some cases the decisions made at committee may be contrary to officer's recommendations. Whilst the Council is not bound to accept the advice given by officers, on appeal it will be required to show that there are reasonable planning grounds for doing so, and that the relevant evidence is provided to justify its decision.
- 3.11 The Council have applied for an award of costs against the appellant where the Council believe they have acted unreasonably. One such case has been applied for within this financial year and award to the Council, payment has been received.

4. FINANCIAL IMPLICATIONS

- 4.1 A total of **£172k** has been paid during 2017/2018 in settlement of planning appeal cost claims received. This includes some of the previous outstanding claims from 2016/2017. These additional costs have been contained within the overall planning budget.
- 4.2 Three claims against appeal decisions made in 2017/2018 are awaiting submission and one is pending negotiation.
- 4.3 The 2017/18 Provision Outturn report included a total provision of **£147k** for outstanding claims (including previous years).

Non-Applicable Sections:	Policy, Legal and Personnel Implications
Background Documents: (Access via Contact Officer)	N/A

**APPENDIX 1
PLANNING APPEALS COST CLAIMS RECEIVED 2017-2018**

KEY	13/14	14/15	15/16											
	16/17	17/18	18/19											
Case Ref	Appeal received	Appeal type	cost officer	Appeal site	Cost decision	Date of cost decision	Permission recommended	Cost claim status	Amount claiming	Cost Advocate Fees	Amount paid	DATE PAID	appeal description	Summary [reasons costs award allowed]
16/04259	Apr-17	Written	cml	2 The Avenue, Bickley	refused	27.9.17	yes	n/a	n/a	n/a	n/a	n/a	Proposed erection of a two storey two bedroom dwelling	n
16/05212	May-17	Written	db	Lillys Farm, Chelsfield Lane	allowed	18.10.17	no	await claim	£ 5,000.00	n/a			Variation of Condition 11 of planning permission 15/01024 (allowed at appeal) concerning accordance with approved plans to enable the construction of full basements beneath the approved dwellings	
17/00700	May-17	Written	als	15 Logs Hill, Chislehurst	refused	6.12.17	no	N/A	n/a	n/a		n/a	addition of lower ground floor window to front elevation with associated excavation works and retaining wall LAWFUL DEVELOPMENT CERTIFICATE	n/a
17/00282	Jun-17	Written	als	1 Walnuts Road, Orpington	refused	23.11.17	no	N/A	n/a	n/a	n/a	n/a	Two storey two bedroom end-of-terrace house on land adjacent to 1 Walnuts Road with associated car parking to rear, and first floor rear extension to 1 Walnuts Road.	n/a
16/02613	May-17	inquiry	S Sensecall	land at jct South Eden Park Road and Bucknall Way, Beckenham	partial award	22.3.18	no	awaiting	£ 20,000.00				Residential development comprising of 105 units with a mixture of 4 bedroom houses and one, two and three bedroom apartments together with concierges office and associated basement car parking (OUTLINE APPLICATION)	LBB withdrawal of ground of refusal, causing appellant wasted expense in having to provide evidence on a ground that should not have been there. Introduction of an additional refusal reason at inquiry - resulting in lengthening inquiry
17/00757	Jun-17	inquiry	S Sensecall	land at jct South Eden Park Road and Bucknall Way, Beckenham	partial award	22.3.18	no	as above	as above	n/a	n/a	n/a	Residential development comprising 15 four stor	as above
15/01025	May-17	Written	db	Lilly's Farm, Chelsfield Lane, Orpington	allowed	18.10.17	no	awaiting claim	£ 5,000.00				Variation of Condition 11 of planning permission 15/01024 (allowed at appeal) concerning accordance with approved plans to enable the construction of full basements beneath the approved dwellings	Council relied on vague and generalised assertion to support its position failed to substantiate how proposal would amount to inappropriate development
16/05859	May-17	Written	db	45 Southlands Grove, Bickley	refused	28.9.17	no	n/a	n/a	n/a	n/a	n/a	Subdivision of four bedroom dwelling into 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, and elevational alterations.	na
17/00892	Jun-17	Written	cp	27-29 College Road, Bromley	refused	13.12.17	no	N/A	n/a	n/a	n	n/a	Erection of a four storey building to provide 1 x two bedroom self-contained flat and 6 x one bedroom self-contained flats; the provision of a vehicular access; and four parking spaces	
17/01485	Jul-17	Fast track		70 Sutherland Avenue, Biggin Hill	refused	11.12.17	no	N/A	n/a	n/a	n	n/a	Proposed creation of a lower ground floor self-contained annexe accommodation facilitated by the erection of a lower ground infill extension, two new entrance porches, the development of a full first floor facilitated by changes to the roof inclusive of raising of the ridge and eaves height, fenestration changes.	na
17/00812	Jul-17	Written	cml	24 Downs Hill, Beckenham	refused	23.11.17	yes	N/A	n/a	n/a	n	n/a	Demolition of host dwelling and erection of new detached house.	na
17/01264	Jul-17	Fast track	als	13 Riverside Close, Orpington	refused	16.11.17	yes	N/A	n/a	n/a	n/a	n/a	Detached timber outbuilding	na

**APPENDIX 1
PLANNING APPEALS COST CLAIMS RECEIVED 2017-2018**

Case Ref	Appeal received	Appeal type	cost officer	Appeal site	Cost decision	Date of cost decision	Permission recommended	Cost claim status	Amount claiming	Cost Advocate Fees	Amount paid	DATE PAID	appeal description	Summary [reasons costs award allowed]
17/03076	Nov-17	Inquiry	external	Kemnal Stables, Kemnal Road	allowed	12.3.18	yes	pending negotiation	£ 20,000.00				Demolition of existing residential building, stables with sand schools, flood lighting and office and the provision of 1 no. 4	Members overturn, Council did not provide any objective analysis or substantiated its concerns in respect of the size, location, design and siting having a harmful impact upon the openness and character of the GB.
17/01955	Oct-17	Written	db	61 The Avenue, Beckenham	allowed	14.5.18	yes	awaiting claim	£ 10,000.00				Demolition of existing dwelling and erection of 2 two storey buildings with basements and accommodation in roof space, each comprising 3 no. two bedroom flats (6 flats in total) including formation of lightwells, associated landscaping, cycle and car parking and formation of vehicular access.	Members overturn, Council failed to provide evidence why the appeal proposal would result in an overdevelopment of the site. An application

**APPENDIX 2
PLANNING APPEALS COST CLAIMS PAID 2017-2018**

KEY	13/14	14/15	15/16											
	16/17	17/18	18/19											
Case Ref	Appeal received	Appeal type	cost officer	Appeal site	Cost decision	Date of cost decision	Permission recommended	Cost claim status	Amount claiming	Cost Advocate Fees	Amount paid	DATE PAID	appeal description	Summary [reasons costs award allowed]
15/00593	Dec-15	inquiry	external	Yonder Farm, Downe	Partial allowed	20.10.17	enf	paid	£ 3,295.00	n/a	£ 3,295.43	29.11.17	unauthorised change of use to a mixed use as commercial livery yard workers accommodation.	failed to properly prepare case
15/05474	Jun-16	written	db	65/67 Cameron Road	allowed	16.12.16	no	paid	£ 2,250.00	n/a	£ 2,250.00	26.6.17	Construction of a single storey building for use as a day nursery (Use Class D1) and associated access, parking, refuse storage and landscaping.	The council failed to submit any substantive technical evidence with the appeal.
16/02174	Aug-16	fast track	cl	27 Croydon Road, Keston	allowed	21.11.16	yes	paid	£ 1,600.00	n/a	£ 1,600.00	25.5.17	Two storey rear extension, elevational alterations to include first floor front and side extensions and an alteration and enlargement to the roof to provide habitable accommodation within the roof space, and front porch	The Council failed to determine similar cases in a consistent manner
15/02398 15/02399 16/04478 16/04477	Sep-16	public inquiry	db	Sundridge Park Manor, Willoughby Lane, Bromley	allowed	29.6.17	2 no 2 yes	paid	£ 235,000.00	n/a	£ 150,000.00	25.2.18	Change of use of existing Grade 1 listed Mansion from hotel to 22 residential dwellings, with associated internal/external alterations and partial demolition works, rear extensions, rear car park, cycle parking and refuse/recycling provision, hard and soft landscaping (including removal of some trees), woodland management and associated infrastructure	The Council was unable to substantiate reasons for refusal. Conditions could have been imposed rather than refused.
16/01190	Jul-16	written	kad	25 Samos Road, Penge	allowed	25.11.16	yes	paid	£ 20,067.30	n/a	£ 5,567.75	25.5.17	Single storey side extension, part one/two storey rear extension, rear dormer extensions and conversion into 5 no. flats with associated parking	The Council failed to substantiate reason for refusal.
16/02275	Nov-16	Written	db	8 Stephen Close, Orpington	allowed	29.3.17	Non Determination	paid	£ 10,074.00	n/a	£ 9,594.80	20.3.18	Two storey rear, first floor side and single storey front extension and conversion of garage to habitable accommodation	Council presented vague, generalised and inaccurate assertions about the impact of the proposal. The Council responsible for procedural delays in planning application and appeal stages

172,307.98

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Report No.
DRR18/059

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: **DEVELOPMENT CONTROL COMMITTEE**

Date: **6th November 2018**

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

Title: **DELEGATED ENFORCEMENT ACTION
(MAY TO AUGUST 2018)**

Contact Officer: John Stephenson, Development Control Appeals and Planning Investigation
Manager
Tel: 0208 313 4687 E-mail: John.Stephenson@bromley.gov.uk

Chief Officer: Jim Kehoe, Chief Planner

Ward: (All Wards);

1. Reason for report

Enforcement action has been authorised under Delegated Authority for the following alleged breaches of planning control. In accordance with agreed procedures Members are hereby advised of the action taken.

2. **RECOMMENDATION(S)**

Members to note the report.

Impact on Vulnerable Adults and Children

1. Summary of Impact: None directly from this report.

Corporate Policy

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

Financial

1. Cost of proposal: Not Applicable:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Planning Division
 4. Total current budget for this head: £711.2k
 5. Source of funding: Existing revenue budget 2018/19
-

Staff

1. Number of staff (current and additional): 50.06ftes
 2. If from existing staff resources, number of staff hours:n/a
-

Legal

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

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):n/a
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments: n/a

3. COMMENTARY

Enforcement action and prosecutions have been authorised by the Chief Planner under Delegated Authority during the period May to August in respect of development undertaken without the benefit of planning permission at the following sites:-

3.1. A total of 452 enforcement cases were closed in the past 6 months period having reached a satisfactory conclusion.

NO.	ENF Ref	Complaint	Site	Ward	Recommendation	Decision date
1	17/00182/CHANGE	Alleged unauthorised change of use to a child minding business, and also an unauthorised construction of a wooden shed in front garden	Seymour Villas, Penge SE20 8TU	Crystal Palace	Material change of use enforcement notice	02/05/18
2	17/00641/OPDEV	Enforcement notice to secure the removal of the unauthorised decking/platform	Serviden Drive, Bromley, BR1 2UB	Bickley	Enforcement Notice	18/05/18
3	18/00256/OPDEV	Unauthorised engineering alterations and the erection of new gates and pillars without planning permission	Warren Road Junction on the East side of Chelsfield Lane	Chelsfield & Pratts Bottom	Enforcement Notice	18/05/18
4	18/00162/BRCOND	Front gate has not been set back at least 5m from the footpath in accordance with plans	Chislehurst Road, Orpington, BR5 1NR	Cray Valley West	Breach of Condition Notice	21/05/18
5	18/00015/UNTIDY	Overgrown Vegetation	Barts Close, Beckenham, BR3 3LY	Kelsey and Eden Park	Untidy Site Notice	21/05/18
6	18/00221/COMMER	Business being operated, work materials on grass verge	Timbertop Road, Biggin Hill, TN16 3QR	Biggin Hill	Material change of Use Enforcement Notice	22/05/18
7	14/00058/BRCOND	Breach of conditions 3 and 5 of application 12/03353, namely the unauthorised changes to the bin store, cycle parking	Martins Road, Bromley, BR2 0EF	Bromley Town	Breach of Condition Notice	01.06.18

		and creation by subdivision, of an additional flat				
8	16/00329/OPDEV	Alleged unauthorised rear extension/building works	Burlington Close, Orpington BR6 8PP	Farnborough & Crofton	Enforcement Notice	04.06.18
9	17/00102/BRCOND	Breach of conditions 10 - car parking spaces	PRUH, Farnborough Common, Orpington	Farnborough & Crofton	Breach of condition Notice	20.06.18
10	18/00386/CHANGE	Unauthorised change of use of land for storage of caravan, and also waste materials stored on the land	Highfield Road, Biggin Hill	Biggin Hill	Material change of use enforcement notice	03.07.18
11	18/00249/UNTIDY	Fly tipping on dwelling subject of planning appeal	The Avenue, Beckenham Kent BR3 5EE	Copers Cope	Untidy Site Notice	06.07.18
12	16/00482/OPDEV	Unauthorised roof terrace on garage	Briar Lane, West Wickham	West Wickham	Enforcement Notice	06.07.18
13	18/00031/CHANGE	Unauthorised change of use from storage building to a 3 bedroom residential dwelling	Southey Street, Penge, London, SE20 7JD	Penge & Cator	Material change of use enforcement notice	16.07.18
14	18/00410/CHANGE	Unauthorised change of use of land for storage of a caravan, and damage to ancient hedgerow	Green Cedars and East Hall Cottage, East Hall Road, Orpington	Cray Valley East	Material change of use Enforcement Notice	17.07.18
15	18/00340/COMMER	Material change of use Enforcement Notice to secure the cessation of unauthorised business use.	Highams Court, Layhams Road	Darwin	Material change of use	20.07.18
16	15/00129/OPDEV	Failing to respond to the PCN within the required time	New Years Lane, Knockholt, Sevenoaks	Chelsfield & Pratts Bottom	Prosecution action	24.07.18
17	17/00593/UNTIDY	Flytipped waste material	Blackbrook Lane, Bickley	Bickley	Prosecution action	26.07.18
18 19	17/00595/UNTIDY & 17/00599/UNTIDY	Flytipped waste material	Blackbrook Lane, Bickley	Bickley	Prosecution action	26.07.18
20	17/00594/UNTIDY	Flytipped waste material	Blackbrook Lane, Bickley	Bickley	Prosecution action	26.07.18

21	17/00597/UNTIDY	Flytipped waste material	Blackbrook Lane, Bickley	Bickley	Prosecution action	26.07.18
22	18/00038/UNTIDY	Flytipped waste material	Blackbrook Lane, Bickley	Bickley	Prosecution action	26.07.18
23	15/00286/UNAUTH	Unauthorised retention of temporary building	Beaverwood Lodge, Sports Club	Chislehurst	Prosecution action	26.07.18
24	17/00144/BOUND	Overheight boundary walls	Burnt Ash Lane, Bromley, BR1 5DL	Plaistow & Sundridge	Enforcement Notice	28.08.18

3.2 For further details of any of the above cases please contact John Stephenson (details as above).

Non-Applicable Sections:	Impact on Vulnerable Adults and Children, Policy Implication, Financial Implications, Personnel Implications, Legal Implications, Procurement Implications.
Background Documents: (Access via Contact Officer)	N/A

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Agenda Item 8

Report No.
DRR/18/060

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Tuesday 6 November 2018

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

Title: LB BROMLEY FIVE YEAR HOUSING LAND SUPPLY PAPER UPDATE - NOVEMBER 2018

Contact Officer: Claire Glavin, Planner
Tel: 0208 313 4477 E-mail: Claire.Glavin@bromley.gov.uk

Chief Officer: Chief Planner

Ward: (All Wards);

1. Reason for report

1.1. The Council usually considers an updated five year housing land supply paper annually in line with Government guidance. The last paper was agreed by Development Control Committee on 16th November 2017 and therefore an update to the Council's position is due to be considered. It is advisable though, principally in light of the relatively recent publication of the new National Planning Policy Framework (NPPF) at the end of July 2018 and National Planning practice Guidance (NPPG) in September 2018 to delay its consideration slightly until late 2018 or early 2019 so that these policies and guidance can be assessed.

1.2. The current five year housing supply position of November 2017 is still considered to be a reasonable representation of the supply position in the Borough at this point in time. Therefore in the short term, prior to the revised Paper being reported, the November 2017 five year housing land supply position is recommended to be extended.

2. **RECOMMENDATION(S) that: -**

2.1 **The Council's next Five Year Housing Land Supply Paper is presented for approval at late 2018 or early 2019.**

2.2 **The November 2017 five year housing land supply position is extended in the short term until the next Paper is considered by Members.**

Impact on Vulnerable Adults and Children

1. Summary of Impact: No impact
-

Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment Safe Bromley Vibrant, Thriving Town Centres Regeneration:
-

Financial

1. Cost of proposal: No Cost:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Planning Division Budget (Excl. Building Control Land Charges & Renewal)
 4. Total current budget for this head: £711.2k
 5. Source of funding: Existing controllable revenue budget for 2018/19
-

Personnel

1. Number of staff (current and additional): 50ftes
 2. If from existing staff resources, number of staff hours:
-

Legal

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

Procurement

1. Summary of Procurement Implications: No implications
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected): All residents in the Borough as well as those making planning applications for development in the Borough.
-

Ward Councillor Views

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

3. COMMENTARY

Background

Draft Local Plan Examination

- 3.1 The Council usually considers an updated five year housing land supply paper annually in line with Government guidance. The last paper was agreed by Development Control Committee on 16th November 2017 and therefore an update to the Council's position is due to be considered. It is advisable though, principally in light of the relatively recent publication of the new NPPF at the end of July 2018 and NPPG in September 2018 to delay its consideration slightly until late 2018 or early 2019 so that these policies and guidance can be assessed.
- 3.2 The current five year housing supply position of November 2017 is considered to still be a reasonable representation of the supply position in the Borough at this point in time. Therefore in the short term, prior to the revised Paper being reported, the November 2017 five year housing land supply position is recommended to be extended.
- 3.3 In light of the slight delay in reporting the housing land supply position it is anticipated that the base date of the next five year period will be to a date later than April 2018, to reflect the later date of its preparation.

Relevant policy background to five year housing land supply

- 3.4 Set out below are key elements of the relevant planning policy background relevant to the compilation of the Council's next five year housing land supply (5YHLS) for information.
- 3.5 Government guidance on 5YHLS has been updated in the past year through the publication of the revised National Planning Policy Framework (July 2018) and National Planning Practice Guidance (September 2018) and provides more detailed guidance on five year housing land supply matters.
- 3.6 Paragraph 11 of the NPPF entitled 'The Presumption in favour of sustainable development' sets out how plans and decisions should apply a presumption in favour of sustainable development. Clauses c) and d) set out that in decision-taking this means:

"c) Approving development proposals that accord with an up-to-date development plan without delay;

or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (footnote 7), granting permission unless:

i the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 6); or

ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 3.7 Footnote 7 of the Framework sets out the following; *"This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional*

arrangements from 2018 - 2020 for the Housing Delivery Test are set out in Annex 1, paragraph 215 of the Framework”.

3.8 Paragraph 73 states that Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies (deliverable sites for Travellers to be assessed separately) or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating). The supply of specific deliverable sites should in addition include a buffer (moved forward from late in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan (a plan adopted between 1 May and 31 October will be considered recently adopted until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year – Footnote 38) to account for any fluctuations in the market during that year; or

c) 20% where there has been significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply (From November 2018 this will be measured against the Housing Delivery Test where this indicates that delivery was below 85% of the housing requirement).

3.9 Annex 2 of the Framework defines Deliverable as set out below. It specifically refers to sites with outline planning permission or draft allocation:

'Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

3.10 Paragraph 74 specifies that a five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and

b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

3.11 The Framework advises in paragraph 75 that to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.

3.12 Paragraph 70 of the Framework states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG) (as updated September 2018)

Housing Need Assessment

3.13 Guidance is given in paragraph 018, in relation to the calculation of local housing need where plans cover more than one area. In such cases the housing need for the defined area should at least be the sum of the local housing need for each local authority within the area. It will be for the relevant strategic policy-making authority to distribute the total housing requirement which is then arrived at across the plan area. Where a spatial development strategy has been published local planning authorities should use the local housing need figure in the strategy and not seek to re-visit the local housing need figure when preparing strategic and non-strategic policies.

Housing and economic land availability assessment

3.14 Paragraph 028 sets out that a 5 year land supply (5YHLS) is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against a housing requirement set out in adopted strategic policies, or against a local housing need figure where appropriate in accordance with paragraph 73 of the NPPF. Paragraph 029 states that's the purpose of the 5YHLS is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next five years.

3.15 Paragraph 030 clarifies that housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5YHLS figure for the first five years of the plan, and where the strategic housing policies plans are more than five years old, but have been reviewed and are not in need of updating.

3.16 Paragraph 030 also advises that authorities can use evidence such as a Strategic Housing Land Availability Assessment (SHLAA) / Housing and Economic Land Availability Assessment (HELAA) which will identify sites which may be suitable, available and achievable for housing development and also provide some evidence as to their deliverability. Sites should be reviewed and their status updated each year in the Authority Monitoring Report and Annual Position Statement (if the five year position is being confirmed).

3.17 Further advice is presented in paragraph 030 that in order to demonstrate 5 years' worth of deliverable housing sites, strategic policy-making authorities will need to provide robust, up to date evidence to support plan preparation. Judgments on deliverability of housing sites, including windfall sites, will need to be clearly and transparently set out. Authorities may also consider how they can involve people with an interest in delivery in assessing the deliverability of sites. They may develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build-out rates. Testing these assumptions with developers and using them to inform assessments of deliverability can also make deliverability assessments more robust.

3.18 Reference is made in paragraph 33 of the guidance to stepped trajectories. Paragraph 34 sets out that a stepped requirement may be appropriate where there is to be a significant change in

the level of housing requirement between emerging and previous policies and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period. Strategic policy makers will need to set out evidence to support using stepped requirement figures, and not seek to unnecessarily delay meeting identified development needs.

3.19 Paragraph 036 helps to clarify what a deliverable site is as defined in Annex 2 of the Framework. It states that for sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, where clear evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:

- Any progress being made towards the submission of an application
- Any progress with site assessment work; and
- Any relevant information about site viability, ownership constraints or infrastructure provision.

It sets out that for example this could be a statement of common ground between the local planning authority and the site developer (s) which confirms the developers' delivery intentions and anticipated start and build-out rates. Additionally, another example could be a hybrid planning permission for large sites which links to a planning performance agreement that sets out the timescale for conclusion of reserved matters applications and discharge of conditions.

3.20 Paragraph 039 states that if an authority cannot demonstrate a 5 year land supply, plus any relevant buffer, the presumption in favour of sustainable development will apply, as set out in Footnote 7 of the Framework to enable the development of alternative sites to meet the policy requirement.

3.21 Paragraph 044 clarifies that any deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next five year period (Sedgefield approach). If a strategic-policy making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis at appeal.

3.22 The guidance states in paragraph 045 that where areas deliver more completions than required the additional supply can be used to offset any shortfalls against requirements from previous years.

3.23 Paragraph 048 sets out what information annual reviews of 5 year land supply are expected to include (including annual position statements) as follows:

- For sites with detailed planning permission details of numbers of homes under construction and completed each year; where delivery has either exceeded or not progressed as expected; commentary indicating reasons for acceleration or delays to commencement on site or effects on build out rates;
- For small sites details of current planning status and record of completions and homes under construction by site;
- For sites with outline consent or allocated in adopted plans (or with PiP identified on Part 2 of brownfield land registers and where included in 5YHLS) information and clear evidence that there will be housing completions on site within 5 years including current planning status, timescales and progress towards detailed permission;

- Permissions granted for windfall development by year and how this compares with the windfall allowance;
- Details of demolitions and planned demolitions which will have an impact on net completions;
- Total net completions from plan base date by year (broken down into types of development including affordable housing) and
- The 5YHLS calculation clearly indicating buffers and shortfalls and the number of years of supply.

3.24 The guidance specifies in paragraph 065 that, in relation to the Housing Delivery Test, local planning authorities covered by a Spatial Development Strategy will be monitored against their requirement as set out in the individual borough for the purposes of the test where this requirement is less than five years old. Housing Delivery Test consequences will therefore apply to local planning authorities individually.

London Plan (2016)

3.25 An annual housing monitoring target of 641 units currently applies to the Borough and has been adopted through the 2016 London Plan. The 2013 London-wide Strategic Housing Land Availability Assessment (SHLAA) sets out the basis for the current target of 641 units per annum for Bromley.

3.26 The London Plan para 3.14A and Policy 3.3 specifies that minimum housing supply targets for each borough are set out from 2015 until 2025. For Bromley, this target is 641 dwellings per annum. These targets are informed by the GLA's Strategic Housing Market Assessment (SHMA) (2013) and London's housing land capacity as identified through the 2013 GLA Strategic Housing Land Availability Assessment (SHLAA). The SHLAA methodology is designed to identify capacity authoritatively in the distinct circumstances of London, including the limited stock of land and the uniquely pressurised land market and dependence on recycling brownfield land currently in existing uses. The methodology has been developed and refined over time through partnership working with boroughs and others involved in London housing as well as to reflect the principles of government guidance on preparation of SHLAAs nationally.

3.27 The London Plan (para 3.19A) observes that national policy requires boroughs to identify a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their requirements with an additional buffer of 5% moved forward from later in the plan period. In compiling their 5 year supply estimates boroughs should demonstrate that they have maximised the number of identified sites. However, given London's reliance on recycled land currently in other uses and the London SHLAA's evidence, it must be recognised that in addressing this national objective, capacity which elsewhere in the country would be termed "windfall" must here form part of the 5 year supply. In order to support the range of activities and functions required in London as set out in this Plan application of the 5% - 20% buffers should not lead to approval of schemes which compromise the need to secure sustainable development as required in the NPPF.

Draft London Plan 2017

3.28 Consultation on the Draft London Plan commenced on 1st December 2017 and closed in March 2018. Bromley Council has raised objections on housing land requirements and supply with specific objections over the capacity data in the 2017 SHLAA and its' phasing of development as have other authorities. An Examination in Public into the Draft London Plan is expected to commence in January 2019 and last until May 2019.

- 3.29 Set out below are some key elements included in the Draft London Plan related to housing land supply for the Borough. It is important to note at this point in time the Draft London Plan is considered to have limited weight.
- 3.30 Draft Policy H1 Increasing housing supply includes ten year targets for net housing completions in Table 4.1. The ten year target (2019/20 – 2028/29) for Bromley Borough is 14,240 units (1,424 annualised). Table 4.2 sets out ten year targets for net completions on small sites (below 0.25ha), for Bromley the target is 10,290 units (1,029 annualised). Paragraph 4.1.8 states boroughs are supported in using windfall assumptions in their five-year trajectories based on the numbers set out in Table 4.2. Paragraph 4.3.3 sets out that housing completions against the London Plan small sites target are likely to increase over time as Policy H2 Small Sites is implemented so this should be taken into account when monitoring housing delivery during the early years of the Plan.

Draft Bromley Local Plan

- 3.31 In addition, the draft Local Plan is at a relatively late stage of preparation. Depending upon its progress, it may be possible further to reflect the draft Local Plan in the forthcoming Five Year Housing Land Supply update.

4. POLICY IMPLICATIONS

- 4.1 The five year supply position is important to establish how the Borough is performing in terms of housing completions and future housing supply. The NPPF (July 2018) specifies that housing applications should be considered in the context of the presumption in favour of sustainable development. As set out above the policies which are most important for determining the application are considered out-of-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Footnote 7 advises that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer) or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous three years. Transitional arrangements currently apply as set out in Annex 1 of the Framework.
- 4.2 In such instances paragraph 11 d) of the NPPF advises that planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.3 The Council usually considers an updated 5YHLS annually in line with Government guidance. It is considered advisable though, principally in light of the relatively recent publication of the new National Planning Policy Framework (NPPF) at the end of July 2018 and National Planning practice Guidance (NPPG) in September 2018 to delay its consideration slightly until late 2018 or early 2019 so that these policies and guidance can be assessed.

FINANCIAL AND PERSONNEL IMPLICATIONS

- 5.1 The Five Year Housing Supply Paper should be updated and produced annually. Failure to produce the paper at all could result in significant resource implications in both financial and staffing terms, as the number of hearings and public inquiries related to housing supply issues could increase substantially, if a five year supply of housing cannot be demonstrated. It is advisable though, principally in light of the relatively recent publication of the new National

Planning Policy Framework (NPPF) at the end of July 2018 and National Planning practice Guidance (NPPG) in September 2018 to delay its' consideration slightly until late 2018 or early 2019 so that these policies and guidance can be assessed.

Non-Applicable Sections:	Impact on vulnerable adults and children Legal Procurement
Background Documents: (Access via Contact Officer)	National Planning Policy Framework (July 2018) National Planning Practice Guidance (September 2018) The London Plan (2016) The Draft London Plan (2017) Draft Local Plan (2017)

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