



THE LONDON BOROUGH
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BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333

CONTACT: Stephen Wood
stephen.wood@bromley.gov.uk

DIRECT LINE: 0208 313 4316

DATE: 8 February 2022

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

Councillor Kieran Terry (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Kathy Bance MBE, Mark Brock, Peter Dean, Nicky Dykes,
Christine Harris, Colin Hitchins, Keith Onslow, Will Rowlands, Richard Scoates and
Ryan Thomson

A meeting of the Plans Sub-Committee No. 2 will be held at Bromley Civic Centre on
THURSDAY 17 FEBRUARY 2022 AT 7.00 PM

TASNIM SHAWKAT
Director of Corporate Services & Governance

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

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

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

To register to speak please e-mail stephen.wood@bromley.gov.uk
(telephone: [020 8313 4316](tel:02083134316)) or committee.services@bromley.gov.uk

If you have further enquiries or need further information on the content of any of the applications being considered at this meeting, please contact our Planning Division on 020 8313 4956 or e-mail planning@bromley.gov.uk

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

Copies of the documents referred to below can be obtained from
<http://cds.bromley.gov.uk/>

A G E N D A

- 1 **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**
- 2 **DECLARATIONS OF INTEREST**
- 3 **CONFIRMATION OF MINUTES OF MEETING HELD ON 9TH DECEMBER 2021**
(Pages 1 - 8)
- 4 **PLANNING APPLICATIONS**

Comment

4.1	Petts Wood and Knoll;	9 - 18	(18/03950/RECON) - 27 Birchwood Road, Petts Wood, Orpington, BR5 1NX
4.2	Kelsey and Eden Park;	19 - 38	(19/01543/RECON2) - Land at Junction with South Eden Park Road and Bucknall Way, Beckenham
4.3	Cray Valley West;	39 - 46	(21/03161/FULL3) 103 Cotmandene Crescent, Orpington, BR5 2RB
4.4	Bickley; Clock House;	47 - 60	(21/04139/FULL6) - Lawnside, St Georges Road, Bickley, Bromley, BR1 2LB
4.5	Chelsfield and Pratts Bottom	61 - 70	(21/05099/ADV) – Green Street Green Common, Sevenoaks Road, Orpington
4.6	Petts Wood and Knoll;	71 - 84	(21/05370/FULL6) - 96 Petts Wood Road, Petts Wood, Orpington, BR5 1LE
4.7	Chislehurst;	85 - 94	(21/05670/ADV) - Land At Junction With Belmont Lane, Belmont Parade, Green Lane, Chislehurst

Application No. and Address of Property

5 **CONTRAVENTIONS AND OTHER ISSUES**

None

Application No. and Address of Property

6 **TREE PRESERVATION ORDERS**

None.

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PLANS SUB-COMMITTEE NO. 2

Minutes of the meeting held at 7.00 pm on 9 December 2021

Present:

Councillor Kieran Terry (Chairman)
Councillor Michael Turner (Vice-Chairman)
Councillors Mark Brock, Peter Dean, Nicky Dykes,
Colin Hitchins, Will Rowlands and Richard Scoates

26 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

No apologies for absence had been received.

27 DECLARATIONS OF INTEREST

No declarations of interest were received.

28 CONFIRMATION OF MINUTES OF MEETING HELD ON 14 OCTOBER 2021

RESOLVED that the minutes of the meeting held on 14th October 2021 be confirmed and signed as a correct record.

29 PLANNING APPLICATIONS

29.1 CHISLEHURST

(20/00310/RECON) - Chislehurst Sports and Country Club, Elmstead Lane, Chislehurst BR7 5EL

Description of application - Variation of condition 4 (limit on hours of operation and numbers and ages of children) of permission ref.20/00310/FULL1 granted for proposed additional use of clubhouse as a day nursery from Mondays to Fridays between 07.30 hours and 18.30 hours, in order to allow an increase in the number of children from 40 to 64.

The Development Management Team Leader – Major Developments reported that a further objection had been received and circulated to Members.

In response to a question from the Chairman, the Development Management Team Leader – Major

Developments advised that in relation to compliance condition 4. 'Work to crossover and yellow lines', there would be a time limited for this to be completed within three months of the decision date.

Members having considered the report and objections, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions and informatives set out in the report and subject to any other planning condition(s) considered necessary by the Assistant Director, Planning.

**29.2
BROMLEY TOWN**

**(20/04654/FULL1) - 25 Elmfield Road, Bromley,
BR1 1LT**

Description of application - Demolition of the existing building at 25-27 Elmfield Road and the redevelopment of the site for a mixed-use development comprising 9 storeys plus 2 basement levels of residential (Class C3) and commercial floorspace (Class E) and associated car parking, cycle and waste storage.

The Development Management Team Leader – Major Developments advised that this case was for a non-determination of a planning application. Officers were recommending that it be contested on insufficient evidence relating to an energy ground. If Members were to contest on this ground, officers would seek delegated authority to work with the applicants to try and resolve this issue during the appeal process. If this was to be resolved, the contesting of the application would then be withdrawn.

The Development Management Team Leader – Major Developments noted that all the Section 106 Heads of Term on page 3 of the report had now been agreed.

Committee Member and Ward Member Councillor Nicky Dykes said that the other Bromley Town Centre Ward Councillors and herself supported the officer recommendation to contest the appeal. If this was not contested it would send the wrong message to developers, in that they did not need to provide the information required and would also imply to residents that the Council were not willing to fight for the best and meet the policies set. It was highlighted that there had been insufficient evidence provided in relation to carbon emissions, which was something that the

Local Authority was committed to reducing.

Members having considered the report and objections, **RESOLVED TO CONTEST THE APPEAL** as recommended, having regard to the grounds for contending the appeal set out in the report of the Assistant Director, Planning (including agreement that if the reason to contest the appeal can be resolved by Officers with the applicant's then the Council would not then contest the appeal).

**29.3
CHELSFIELD & PRATTS
BOTTOM**

(20/04742/FULL6) - 4 Daleside, Orpington BR6 6EQ

Description of application - Detached outbuilding at rear (retrospective application)

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

In response to questions from the Vice-Chairman and Councillor Peter Dean, the objector said that if the applicant added an additional locking door to the right of the front door, this would allow access through the office, utility room, and store into the garden and therefore the outbuilding could be accessed without going through the main house.

The Chairman enquired if the objector had forwarded any evidence of the outbuilding being used as separate living accommodation to Planning Enforcement. The objector confirmed that she had submitted photo evidence.

The Development Management Team Leader – Major Developments reported that additional photos had been circulated to Members.

In response to questions, the Development Management Team Leader – Major Developments said that the front elevation of the property appeared to be blocked off at present. With regards to conditioning the outbuilding so it could not be used as a self-contained living unit, the Development Management Team Leader – Major Developments advised that a condition was already proposed for use to be restricted to 'incidental'. It was also suggested that further conditions be added – no primary cooking facilities be installed or undertaken; the side window to be obscure glazed; and the removal of Class E

Permitted Development rights so no further structures could be erected in the garden without planning consent. These conditions were effective – if they were breached it was at the applicant’s risk and would be subject to formal planning enforcement action. It was noted that the outbuilding contained a bathroom, which was not unusual – the internal floor area was 30 sqm which was too small for it to be used as a single dwelling. Regarding concerns in relation to the retrospective element of this application, the Development Management Team Leader – Major Developments highlighted that, although applicants were advised that if they built without planning consent it was at their own risk, it was not an offence to build, and retrospective planning permission could be sought under the Town and Country Planning Act.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Assistant Director, Planning with the addition of further conditions to read:-

3. N Non-standard no primary cooking facilities;

No primary cooking facilities shall be installed or undertaken within the outbuilding hereby permitted.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies 37 and 6 of the Bromley Local Plan.

4. N Non-standard obscure glazing to side windows;

The window(s) in the flank elevation(s) shall be obscure glazed to a minimum of Pilkington privacy Level 3 and be non-opening within 3 months of the date of this decision notice and shall be permanently retained in accordance as such for perpetuity.

Reason: In the interests of the amenities of nearby residential properties and to accord with Policies 37 and 6 of the Bromley Local Plan.

5. ND Non-standard condition Removal of Class E PD rights;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure, extension, enlargement or alteration permitted by Class E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy 37 of the Bromley Local Plan.

**29.4
KELSEY & EDEN PARK**

**(21/03841/FULL6) - 59 Manor Way, Beckenham,
BR3 3LN**

Description of application - Alterations to roof to incorporate 3 x rear dormers and 2 x front dormers.

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

In response to a question from the Vice Chairman, the applicant confirmed that the property was currently on the market, as if planning permission was not granted to extend the family home, they were likely to need to move to accommodate additional family members living with them.

The Head of Development Management clarified that the examples of refused applications on page 44 of the report should read 'No. 96 and No.88', and not No.59.

Committee Member and Ward Member Councillor Peter Dean considered that this application would result in a loss of amenity to neighbouring properties. It was also believed that the bulk of the proposed dormers would appear out of keeping with the Manor Way Conservation Area. Councillor Dean moved to refuse the application for these reasons.

The Chairman sought clarification as to whether the Advisory Panel for Conservation Areas (APCA) had been consulted on this application. The Head of

Development Management advised that APCA had been invited to comment on this application, however they did not review all applications that were submitted in each Conservation Area at any one time.

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

1. The proposed rear dormer windows, by reason of their size, number, and second floor location, would result in a harmful loss of amenity to the neighbouring residential properties by reason of overlooking and loss of privacy; thereby contrary to Policy 37 of the Bromley Local Plan.
2. The proposed dormers would, by reason of their bulk, appear out of keeping and therefore neither preserve nor enhance the character and appearance of the Manor Way Conservation Area; thereby contrary to Policies 6, 37 and 41 of the Bromley Local Plan.

**29.5
PETTS WOOD & KNOLL**

**(21/03881/FULL6) - 69 Broomhill Road, Orpington,
BR6 0EN**

Description of application - Part one/two storey rear extension, porch extension and steps to side, raised decking with balustrade at front, elevational alterations and rooflights (PART RETROSPECTIVE)

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

The Head of Development Management clarified that this application sought permission to combine two previous approvals – prior approval had already been granted for an 8m deep single storey rear extension, and separately planning permission had been granted for a part one/two storey rear extension (depth of 5m at ground floor level and 4m first floor). This application effectively sought permission for an 8m deep single storey element on the ground floor with a 4m deep first floor above. It was noted that the proposals for the porch extension and decking were as per previous approvals.

The Chairman noted that a request had been received from Ward Members for the removal of Permitted

Development rights to prevent any further development on the site.

Members having considered the report, objections and representations, **RESOLVED that PERMISSION BE GRANTED** as recommended, subject to the conditions set out in the report of the Assistant Director, Planning with the addition of a further condition to read:-

5. ND Non-standard condition Removal of PD rights;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure, extension, enlargement or alteration permitted by Class A, AA, B, C, D and E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy 37 of the Bromley Local Plan.

**29.6
PETTS WOOD & KNOLL**

**(21/03959/PLUD) - 10 West Way, Petts Wood,
Orpington BR5 1LW**

Description of application - Loft conversion with set back gable and rear dormer (Proposed Lawful Development Certificate)

Members having considered the report and objections, **RESOLVED that A CERTIFICATE OF LAWFULNESS BE GRANTED** as recommended, for the reasons set out in the report of the Assistant Director, Planning.

The Meeting ended at 7.43 pm

Chairman

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Agenda Item 4.1

Committee Date	17 th February 2022	
Address	27 Birchwood Road Petts Wood Orpington BR5 1NX	
Application Number	18/03950/RECON	Officer - Lawrence Stannard
Ward	Petts Wood And Knoll	
Proposal	Removal of Condition 6 of permission 18/03950/FULL6 (granted retrospectively for single storey detached building in rear garden with temporary use as habitable accommodation during building works to main dwelling, then for ancillary use to main dwelling) relating to the removal of permitted development rights.	
Applicant	Agent	
Mrs Lucia Moseley	N/A	
27 Birchwood Road Petts Wood Orpington BR5 1NX	N/A	
Reason for referral to committee	Councillor call in	
	Previous Case Went to PSC	No

KEY DESIGNATIONS

Chislehurst Road, Petts Wood Conservation Area
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 4

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 14th October 2021. • A site notice was displayed on the 7th January 2022. • A Press Advert was published on the 19th January 2022.
Total number of responses	3
Number in support	0
Number of objections	3

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The re-instating of permitted development rights would not result in a harmful impact on the appearance of the host dwelling or character and appearance of the Conservation Area.
- The re-instating of permitted development rights would not adversely affect the amenities of neighbouring residential properties

2 LOCATION

- 2.1 The site is located on the southern side of Birchwood Road and hosts a detached dwellinghouse.
- 2.2 The site lies within the Chislehurst Road, Petts Wood Conservation Area, which was formally designated on 4th January 2022.

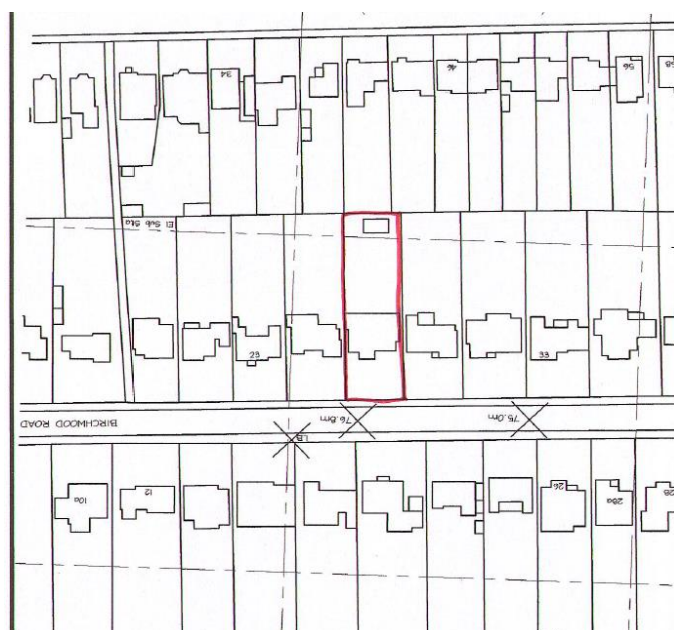


Figure 1: Site Location Plan

3 PROPOSAL

- 3.1 The application seeks to remove Condition 6 of permission 18/03950/FULL6 (granted retrospectively for single storey detached building in rear garden with temporary use as habitable accommodation during building works to main dwelling, then for ancillary use to main dwelling) which relates to the removal of permitted development rights, as outlined below;

Condition 6

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

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

REASON: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy BE1 of the UDP.

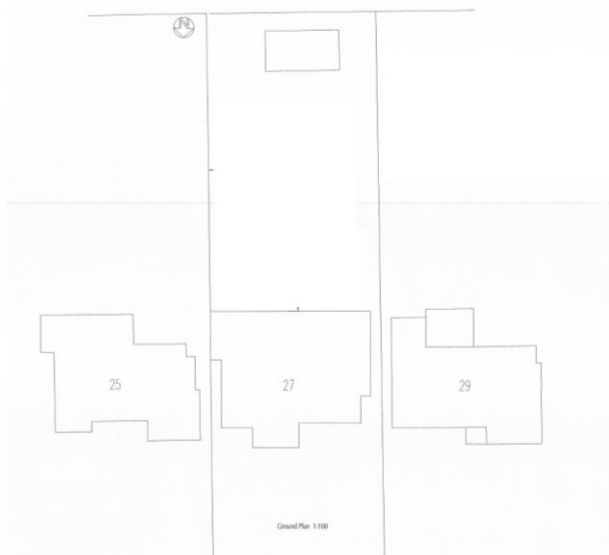


Figure 2: Site Plan

4 RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows;

- 17/03951/FULL6 - Single storey side/rear extension, first floor side/rear extension, single storey front porch extension, loft conversion to include rear dormer extension and rooflight windows to side roof slopes and elevation alterations - Permitted
- 18/03574/FULL6 - Single storey side/rear extension, first floor side/rear extension, single storey front porch extension, loft conversion to include rear dormer extension and rooflight windows to side roof slopes and elevation alterations (amendment to approved application 17/03951 to remove single storey rear element of rear extension and increase width of host dwelling along western flank elevation). - Permitted
- 18/03950/FULL6 - Single storey detached building in rear garden. Temporary use as habitable accommodation during building works to main dwelling, then for ancillary use to main dwelling (Retrospective) - Permitted
- 20/02833/PLUD - Installation of swimming pool - Development not Lawful
- 21/00318/FULL6 – Installation of swimming pool in rear garden - Permitted

5 CONSULTATION SUMMARY

A) Statutory

No Statutory Consultations were received.

B) Local Groups

No Comments were received from local groups.

C) Adjoining Occupiers

The following comments were received from adjoining occupiers;

- The shed is being used as a dwelling and overlooks my rear bedroom and living room windows.
- The outbuilding was supposed to be temporary.
- Property is already split into multiple dwellings.
- Concerns over loud music / lighting from the outbuilding.
- Photos submitted with the application do not reflect the true impact on the surrounding properties.
- Given we are now a designated Conservation Area the temporary accommodation should be removed from the garden of No.27 to protect its character.

A response to the objections was received by the applicant on the 1st February 2022 to address each aspect and to state that they are not relevant to this application for the removal of condition 6. These matters are addressed further below in para 7.12 onwards.

6 POLICIES AND GUIDANCE

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The development plan for Bromley comprises the London Plan (March 2021) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

6.4 The application falls to be determined in accordance with the following policies:-

6.5 National Policy Framework 2019

6.6 The London Plan

- D1 London's form and characteristics
- D4 Delivering good design
- D5 Inclusive design

6.7 Bromley Local Plan 2019

- 6 Residential Extensions

37 General Design of Development
44 Areas of Special Residential Character
123 Sustainable Design and Construction

6.8 Bromley Supplementary Guidance

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

7 ASSESSMENT

Consideration of the removal of Condition 6

7.1 The original application, granted under ref. 18/03950/FULL6, includes the following condition (No.6) which the applicant is seeking to remove:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of protecting the character of the area and residential amenity of neighbouring properties in accordance with Policy BE1 of the UDP.

7.2 In respect of Condition 6 regarding the removal of permitted development rights (Class A, B, C and E), the General Permitted Development Order enables various works to be undertaken to residential properties, under Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse).

7.3 In effect, the approved scheme under ref: 18/03950/FULL6 was deemed acceptable on the basis that any further development at the site should be properly assessed by the Council to ensure that the interests of the area and neighbouring amenity could continue to be protected.

7.4 Paragraph 55 of the National Planning Policy Framework states: "Planning conditions should be kept to a minimum and only imposed where they are

1. necessary
2. relevant to planning
3. and to the development to be permitted,
4. enforceable,
5. precise
6. and reasonable in all other respects".

7.5 Further guidance regarding the use of planning conditions is found in the National Planning Policy Guidance.

7.6 The restriction to development covered under Class A, B, C, and E of Part 1 of the Second Schedule to the 2015 Order relates to:

- A. The enlargement, improvement or other alteration of a dwellinghouse.

- B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
 - C. Any other alteration to the roof of a dwellinghouse.
 - E. The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.
- 7.7 The applicant is seeking to remove the condition on the grounds and outline their reasoning on the application form, which includes that they had assumed the conditions would no longer apply once the outbuilding was not being lived in, and that they had originally understood the outbuilding did not need planning permission. They also note that the outbuilding also replaced a previous existing large greenhouse.
- 7.8 The applicants intend to make improvements to their rear garden which they consider fundamental to enhancement of their outside space, without the need to apply for planning permission. These include the potential addition of a pergola alongside landscaping works, though the reinstating of permitted development rights would enable any works associated with the Classes outlined above. The applicants also note that other lodges / outbuildings have been erected in the surrounding area and query whether similar conditions have been imposed on these.
- 7.9 It is noted that the current site benefits from a large rear garden, approximately 30m long from the rear elevation to the rear boundary. It is not considered that the current site is overdeveloped, and furthermore most of the GPDO classes have specific size and locational criteria which, in themselves, would limit the degree of additional alterations allowed.
- 7.10 Future alterations under permitted development would also be further limited given that the host dwelling has previously been extended and now lies within the Chislehurst Road, Petts Wood Conservation Area. This would impact upon further future developments under the criteria of the GPDO and further limit any future developments on the site. In particular, Class B permitted development rights do not apply to dwellings located within a Conservation Area.
- 7.11 The Conservation Officer has raised no objection to the current application, and it is also noted that any development constructed under permitted development would be similar to that which would be possible on other similar residential properties within the road / Conservation Area. The outbuilding originally required planning permission on the basis that it was to be used as habitable accommodation whilst works were undertaken to the main dwelling, however this was for a temporary period which has now ceased and in all other respects the outbuilding would be of a size and scale that could normally be constructed without the need for planning permission. It follows that the outbuilding is not itself excess in size or scale, to the extent that the removal of all permitted development rights under Classes A, B, C and E is justified having regard to the statutory tests for planning conditions which have been outline elsewhere in the report.
- 7.11 It is therefore considered that Condition 6 of planning ref. 18/03950/FULL6 (to remove permitted development rights under Class A, B, C and E), is not considered necessary, reasonable or relevant to the development permitted.

Other Matters

- 7.12 It is noted that representations have been received from neighbouring residents, which predominately refer to the use of the existing outbuilding originally approved under ref: 18/03950/FULLL6. This outbuilding benefits from permission to be retained under this approval, with the residential use of the outbuilding the temporary aspect of the original permission.
- 7.13 From visiting the site, it appears that the outbuilding was not in residential use as a separate unit and did not host any primary residential accommodation, with it hosting only a seating area and gym equipment. Therefore, the temporary use can be considered to have ceased. Furthermore, boundary screening and obscure windows have been erected / installed in accordance with the original permission and conditions would be retained as part of any permission to ensure that these are retained.
- 7.14 In any case, the use of the outbuilding or main dwelling does not relate directly to the current application which seeks to re-instate permitted development rights to the site. Any matters relating to a breach of other planning conditions would be a separate matter for investigation if necessary, however is not deemed a material consideration for this application.

8 CONCLUSION

- 8.1 Having had regard to the above it is considered that the condition should be removed, and that re-instating permitted development rights would not result in a significant loss of amenity to local residents, would not result in an overdevelopment of the site, nor impact detrimentally on the character of the Chislehurst Road, Petts Wood Conservation Area.
- 8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

Recommendation: Approve


Conditions


- 1. The development granted under planning ref. 18/03950/FULL6 has been completed.**
- 2. The additional accommodation shall not be severed.**
- 3. The use of the outbuilding for living accommodation has ceased and the use shall remain purely as ancillary accommodation to the host dwelling.**
- 4. Obscure glazed windows retained.**
- 5. Boundary screening shall be retained.**
- 6. Condition Removed**
- 7. No utilities shall be installed in the outbuilding.**

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 Ordnance Survey 100017661.


18/03950/RECON



08 February 2022

1:1250


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Agenda Item 4.2

Committee Date	17 th February 2022		Agenda Item:
Address	Land At Junction With South Eden Park Road And Bucknall Way Beckenham		
Application number	19/01543/RECON2	Officer Claire Brew	
Ward	Kelsey and Eden Park		
Proposal (Summary)	Application under section 73 of the Town and Country Planning Act 1990 to vary conditions 2 and 32 of permission 19/01543/RECON for residential development comprising erection of 6 x four storey buildings consisting of 10 four bedroom houses and 133 x one, two and three bedroom apartments together with concierges office. Construction of basement car park with 204 spaces. Central landscaped area with 10 visitor spaces cycle parking for 286 and refuse stores. Amendments are sought to allow the removal of the remaining horse chestnut trees and for 32 fastigiatae oaks at a height of 6 metres to be planted.		
Applicant		Agent	
Northern Land Developments Ltd		Jim Quaife	
Reason for referral to committee	Call-in: <i>The proposal involves the planting of trees and is of great public interest</i>		Councillor call in Yes

RECOMMENDATION	REFUSE
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UPDATE

This application was previously considered at Plans Sub-Committee No.4 on 11.11.21 where it was deferred, without prejudice, to allow the applicant to submit an ecological assessment.

The applicant has subsequently provided a letter from the ecology partnership dated 2nd December 2021 which presents the findings of the assessment of the potential for foraging and commuting bats at the site. Specifically, a survey was carried out of the three remaining horse chestnuts. The results of the survey are as follows:

- T1 – the survey found that this tree has ‘negligible’ potential to support roosting bats, and concludes that this tree can be removed without further survey
- T2 - the survey found this tree to have ‘low’ potential to support roosting bats. Soft felling measures should be implemented.
- T3 - the survey found this tree to have ‘low’ potential to support roosting bats. Soft felling measures should be implemented.

The previous report is repeated below, with updates/amendments provided where relevant.

Summary

KEY DESIGNATIONS	
<ul style="list-style-type: none"> • Air Quality Management Area • Urban Open Space • Adjacent to Site Interest Nature Conservation • Adjacent to Conservation Area • Biggin Hill Safeguarding Area • London City Airport Safeguarding • Smoke Control • Tree Preservation Order 	

Representation summary	Neighbour letters were sent on the 8.07.21. A press ad was displayed in the News Shopper on the 14.07.21. Consultation is for a minimum of 21 days	
Total number of responses	41	
Number in support	0	
Number of objections	39	

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal to vary conditions 2 and 32 in the manner proposed would lead to the loss of TPO trees which are of environmental importance and make a positive visual contribution to the street scene
- No tree survey and arboriculture implications assessment has been submitted to support the removal of the trees on health grounds and the remaining life span of these trees is considered to be reasonable

- No information about the existing value of the benefits of the trees (or the value of those replacing them) has been provided and there is no evidence to demonstrate that a biodiversity net gain would be achieved

1. LOCATION

- 1.1 The application site is a roughly triangular shaped parcel of land approximately 1.44 hectares in area located to the east of South Eden Park Road which is located to the south of the B251 Hayes Lane roundabout. The site is located approximately 1.3km to the south of the centre of Beckenham and approximately 3km to the west of Bromley town centre.
- 1.2 The application site is designated as Urban Open Space in the Bromley Local Plan. The site is not in a Conservation area.
- 1.3 The site is accessed off of South Eden Park Road via a gated drive "North Drive" which curves around the north-eastern edge of the site.

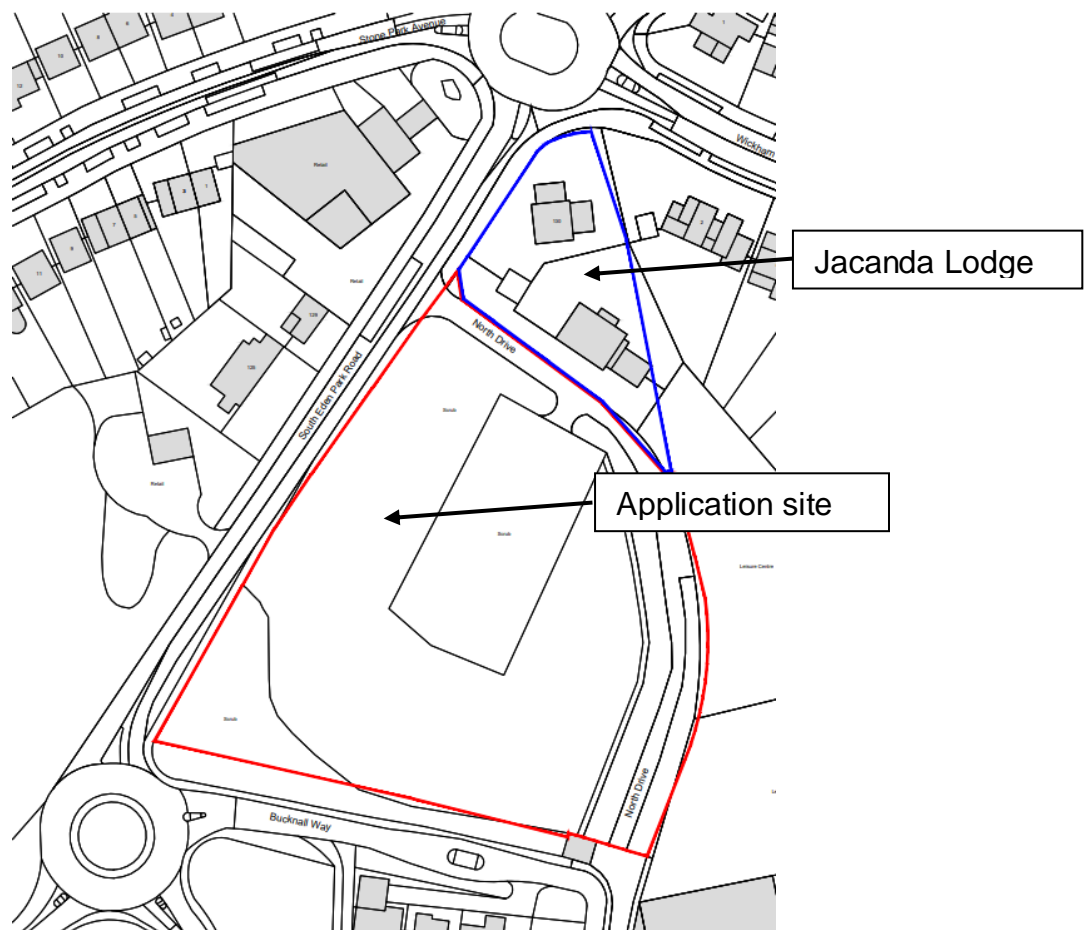


Fig 1: Site Location

- 1.4 The site previously consisted of grass and scrub land and a number of trees including a green link of mature trees and hedgerow along the eastern side of the site connecting to Bucknall Way to the south.

- 1.5 TPO Ref.1881, confirmed on 24-01-2002, refers to 5 horse chestnuts located on the western edge of the site fronting South Eden Park Road.
- 1.6 Some preparatory works associated with the sites' residential development (see Planning History section) have been undertaken as seen in the aerial image below, involving the removal of the grassed area between the hardstanding parking area and the South Eden Park Road and Bucknall Way boundaries and the removal of a number of trees, including the green link and hedgerow along the eastern side.



Fig 2: Aerial view of site (Source: google)

2. PROPOSAL

- 2.1 Planning permission was granted on 5th December 2019 for a development of 143 new residential units on land situated at South Eden Park Road, Beckenham BR3 6XQ under ref.19/01543/FULL1.



Fig 3: Site Plan as approved under application ref.19/01543/FULL1

- 2.2 The original application was accompanied by Arboricultural Statement (AR-3485-AMS-01 rev. C 20190116) dated 16th January 2019 which included the removal of 3 trees: 2 horse chestnuts T22 and T25 and an English Oak T28
- 2.3 Condition 2 of the planning permission, which listed the approved plans and documents, included a proposed landscape strategy showing the retention of 4 TPO horse chestnut trees along the site's frontage with South Eden Park Rd
- 2.4 Condition 32 of the permission required a replacement Horse Chestnut tree to be planted 1m from tree T25 as referenced within the Arboricultural Survey and Planning Integration Report
- 2.5 The applicant now wishes to vary conditions 2 and 32 to allow for the removal of the remaining 3 horse chestnut trees and plant 32 fastigate oaks at a height of 6 metres along the front boundary of the site fronting South Eden Park Road.
- 2.6 It is noted that the fourth horse chestnut which was to be retained under application 19/01543/FULL1 was recently removed and this is the subject of an ongoing planning enforcement investigation.

- 2.7 An application has been made in conjunction with this scheme for the planting of 18 trees at Jacanda Lodge (ref.16/01330/RECON) and is currently under consideration.



Fig 4: Proposed Road Frontage Tree Planting (showing Jacanda Lodge on the left and application site on the right)

3. RELEVANT PLANNING HISTORY

- 3.1 **21/00343/TREES:** Pending Enforcement investigation into unauthorised removal of protected Horse Chestnut tree (T21 in Fig 5, below).
- 3.2 **19/01543/RECON1:** Application under Section 73 of the Town and Country Planning Act 1990 to remove condition 3 (requirement to enter into S106 planning obligation to secure viability review mechanisms) of permission ref. 19/01543/RECON for residential development comprising erection of 6 x four storey buildings consisting of 10 four bedroom houses and 133 x one, two and three bedroom apartments together with concierges office. Construction of basement car park with 204 spaces. Central landscaped area with 10 visitor spaces cycle parking for 286 and refuse stores: Submitted to the Council on 3.11.2020. Appeal against non-determination lodged on 5.2.2021 and is ongoing.
- 3.3 **20/04446/ELUD:** Use of the land circled in redon drawing 15124 S101 B for the storage of cars or for the parking of cars or as a car park in association with car dealerships (LAWFUL DEVELOPMENT CERTIFICATE – EXISTING): Submitted to the Council on 4.11.2020. Appeal against non-determination lodged on 29.01.2021 and is ongoing.
- 3.4 **19/01543/RECON:** Application under Section 73 of the Town and Country Planning Act 1990 to remove condition 3 (scheme to be

submitted for the provision of affordable housing) of permission ref. 19/01543/FULL1 for residential development comprising erection of 6 x four storey buildings consisting of 10 four bedroom houses and 133 x one, two and three bedroom apartments together with concierges office. Construction of basement car park with 204 spaces. Central landscaped area with 10 visitor spaces cycle parking for 286 and refuse stores: Approved on 29.10.2020 subject to a variation of condition 3 as follows:

3. No development shall commence on the site until a planning obligation, in accordance with section 106 of the Town and Country Planning Act 1990, has been entered into with the Local Planning Authority.

The Section 106 agreement shall include early and late stage viability review mechanisms, in terms as set out below, in order to ascertain whether it is viable to provide any affordable housing units and/or provide a financial payment towards off-site affordable units:

- a) an Early Stage Viability Review which is triggered if an agreed level of progress on implementation is not made within two years of the permission being granted;
- b) a Late Stage Viability Review which is triggered when 75 per cent of the units in the scheme are sold or let.

The Section 106 legal agreement shall, following the carrying out of the reviews, set out the requirements for the provision of the affordable units and/or for receiving the financial contribution, as deemed necessary.

Reason: To ensure that the maximum reasonable amount of affordable housing can be secured and to accord with policy 2 of the Bromley Local Plan, policy 3.12 of the London Plan and policy H5 of the Intend to publish London Plan.

- 3.5 **18/00103/ELUD:** Use of land shown coloured yellow, red and white on the submitted drawing ref.15124 S103 J for the storage of cars or for the parking of cars or as a car park in association with car dealerships. Lawful Development Certificate (Existing): Lawful use certificate granted on 26.02.2020.
- 3.6 **19/01543/FULL1:** Residential development comprising erection of 6 x four storey buildings consisting of 10 four bedroom houses and 133 x one, two and three bedroom apartments together with concierges office. Construction of basement car park with 204 spaces. Central landscaped area with 10 visitor spaces cycle parking for 286 and refuse stores: Permitted subject to S106 legal agreement on 5th December 2019
- 3.7 **18/04519/DET:** Details of appearance, landscaping and scale pursuant to outline permission DC/16/02613/OUT allowed at appeal on 22.03.2018 for the 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. Approved on 26.02.2019.

- 3.8 **16/02613/OUT:** 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): Allowed at appeal on 22.03.2018
- 3.9 **17/00757/OUT:** 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): Allowed at appeal on 22.03.2018

Other relevant developments in the area include those relating to the site directly to the north of the application site: Jacanda Lodge, North Drive, Beckenham:

- 3.10 **16/01330/RECON:** Minor material amendment under Section 73 of the Town and Country Planning Act 1990 of planning permission 16/01330/FULL1 for demolition of two detached dwellinghouses and construction of a crescent terrace of 7 three storey four bedroom plus roof accommodation townhouses with basement car parking, refuse store and associated landscaping in order to vary condition 4 to allow 18 fastigiata oaks at a height of 6 metres to be planted: Approved on the 24th November 2021
- 3.11 **16/01330/CONDT1:** Details submitted to discharge conditions in relation to planning ref 16/01330/FULL1: Condition 4 – Landscaping. This application related to the removal of a horse chestnut tree (T29 in Fig 5, below) which was protected by a Tree Preservation Order (Ref:1763) made on 8/12/2000. The application was referred to plans sub-committee and was subsequently approved on 22.12.2020
- 3.12 **16/01330/FULL1:** Demolition of two detached dwellinghouses and construction of a crescent terrace of 7 three storey four bedroom plus roof accommodation townhouses with basement car parking, refuse store and associated landscaping: Permitted on 10.10.2016.



Fig 5: Extract from Arboricultural Statement submitted with application ref.19/01543/FULL1 showing existing trees T21, T23, T24 and T26 to be retained and T22 and T25 to be removed

4. CONSULTATION SUMMARY

a) Adjoining Occupiers

Principle

- The Woodland Trust is pledging to plant 50 million more trees in the next 5 years to help meet the Government's target of reaching carbon net zero in 2050, it is counterproductive to consider removing these trees – *addressed throughout report*
- Removal of trees is not essential for the planned development – *addressed in paragraph 6.12*
- The design should have factored them in – *addressed in paragraph 6.12*
- Plans for this development were only approved after arboreal survey had been undertaken and conditions placed protecting and retaining these trees – *addressed in paragraph 2.3*
- The trivial disease which some may suffer from is common in horse chestnuts anyway, does not kill the tree, and does not provide any reasonable grounds for their removal – *addressed in paragraph 6.13*
- Trees are protected by a TPO which the Council 'places a high priority on their retention and protection' - *addressed in paragraph 6.13*

- One TPO tree has already been cut down – *addressed in paragraphs 2.6 and 3.1*
- Should only be taken down if dangerous - addressed in paragraph 6.13
- In favour of planting additional new trees – *addressed in paragraphs 6.16*
- Would rather the developer consider a native tree – *addressed in paragraphs 6.18 - 6.19*

Environment/sustainability/ecology

- Negative impact on wildlife and the environment - *addressed in paragraphs 6.17 – 6.26*
- Horse chestnuts are one of the top carbon-absorbing tree species – *addressed in paragraph 6.17*
- Mature trees greatly contribute as a form of green infrastructure - *addressed in paragraph 6.17*
- Existing trees support wildlife - *addressed in paragraphs 6.17 – 6.26*
- the existing trees' greater contribution to air quality, carbon sequestration (in comparison to juvenile trees) and carbon reduction goals as set out in the London Plan and the Bromley Local Plan as well as their proximity to the conservation area should outweigh the inconvenience of their presence for design plans – *addressed throughout report*
- Oak would take approximately 40 years to reach maturity – *addressed in paragraphs 6.18 – 6.19*

Character and appearance of area

- Existing mature trees contribute greatly to character of area – *addressed in paragraph 6.12*
- Existing trees provide an attractive street scene - *addressed in paragraph 6.12*
- Proposed replacement trees are not in keeping with the local landscape – *addressed in paragraph 6.16*
- The site is in close proximity to a conservation area and tree removal would be contrary to policy – *the site is not within the conservation area*
- Additional trees can be planted around the existing trees making for an attractive boundary whilst preserving the older valuable trees – *addressed in paragraph 6.27*
- Visual aesthetics cannot take precedence over environmental loss – *addressed throughout report*

Other

- Pollution, noise, traffic – *addressed in application ref. 19/01543/FULL1*
- Whole development is excessive - *addressed in application ref. 19/01543/FULL1*

- The plan should be revised to provide a fully segregated cycle path along the whole length of the frontage of the development in South Eden Park Road, if necessary, on land in the edge of the development provided and funded by the developers – *not relevant to this application*
- "No parking" provisions should also be made along this length of the road on both sides, together with other suitable measures such as bollards and raised kerbs to prevent pavement parking and prevent parking in the cycle lane - *not relevant to this application*
- adequate parking should be allowed for on the building site for all the building contractors - *not relevant to this application*

b) Local Ward Councillor

- The trees are partially diseased
- There are only 3 trees and they will be replaced by 32 trees at a cost of over £150k
- The replacement trees will create an Avenue of trees from the Chinese Garage (i.e. from the roundabout of south Eden Park Rd / Hayes Lane / Wickham Rd / Wickham Way / Stone park Avenue) all the way along SEP Rd to Bucknal Way and then along Bucknal Way to the entrance to Langley Park.
- This will create a beautiful street scene
- The application should be approved

5. POLICIES AND GUIDANCE

National Policy Framework (NPPF) 2021

- 5.1 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For **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, 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; 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.
- 5.2. In accordance with Paragraph 47 of the Framework, planning law requires that applications for planning permission be determined in

accordance with the development plan, unless material considerations indicate otherwise.

- 5.3 Paragraph 174 states that Planning policies and decisions should contribute to and enhance the natural and local environment, including by minimising impact on and providing net gains for biodiversity.

National Planning Practice Guidance (NPPG)

- 5.4 Relevant paragraphs are referred to in the main assessment.

The London Plan (March 2021)

- 5.5 Relevant policies:

Policy G1	Green infrastructure
Policy G4	Open space
Policy G5	Urban greening
Policy G6	Biodiversity and access to nature
Policy G7	Trees and woodlands

Mayors Supplementary Guidance

- 5.6 Relevant SPGs:

- *Character and Context* (June 2014)
- *Preparing Borough Tree and Woodland Strategies* (February 2013)

Bromley Local Plan (2019)

- 5.7 Relevant policies:

- 26 Health and Wellbeing
- 37 General Design of Development
- 42 Development adjacent to a Conservation Area
- 55 Urban open space
- 69 Development and Nature Conservation Sites
- 70 Wildlife Features
- 72 Protected Species
- 73 Development and Trees
- 74 Conservation and Management of Trees and Woodlands
- 78 Green Corridors
- 123 Sustainable Design and Construction

Bromley Supplementary Guidance

- 5.8 Relevant SPDs:

- SPG 1 General Design Principles

Other Considerations

- 5.9 The Bromley Biodiversity Plan (2015-2020) endeavours to promote coordinated action for biodiversity at the local level. It recommends best practise guidelines for protecting and enhancing biodiversity in the borough and aims to sustain Bromley's local species and habitats for future generations, ensuring that a long-term strategy for conserving, protecting and enhancing biodiversity is in place (LBB: Bromley Biodiversity Plan 2015-2020).

6. Assessment

- 6.1 Section 73 of the Town and Country Planning Act 1990 (as amended) '*Determination of application to develop land without compliance with conditions previously attached*' provides, at sub-paragraph 2, that in determining such applications, the Local Planning Authority should consider only the question of the conditions subject to which planning permission should be granted, and –
- a) If they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
 - b) If they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.
- 6.2 The starting point for determining this application is the development plan and any other material considerations.
- 6.3 The London Plan, at Policy G1 states that London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.
- 6.4 The London Plan, at policy G5 provides that Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees).
- 6.5 Policy G6 of the London Plan requires that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.
- 6.6 Policy G7 states that development proposals should ensure that, wherever possible, existing trees of value are retained (Category A, B

and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012). If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system.

- 6.7 Bromley Local Plan (BLP) Policy 37 (criteria b) requires all development proposals to positively contribute to the existing street scene and/or landscape and respect important views, heritage assets, skylines, landmarks or landscape features. Criteria C requires space about buildings to provide opportunities to create attractive settings with hard or soft landscaping (including enhancing biodiversity).
- 6.8 BLP policy 73 requires proposals for new development to take particular account of existing trees on the site and on adjoining land, which in the interests of visual amenity and/or wildlife habitat, are considered desirable to be retained. Tree preservation orders (TPOs) will be used to protect trees of environmental importance and visual amenity. When trees have to be felled, the Council will seek suitable replanting.
- 6.9 Policy 74 of the BLP encourages appropriate new tree planting in suitable locations and the Council will make use of planning conditions and obligations to achieve new planting of suitable tree species, native and/or of local provenance as appropriate, through the planning process.
- 6.10 Habitats and species in the Bromley Biodiversity Plan are a material consideration in the determination of planning applications. Planning permission will not be granted for development or change of use of land that will have an adverse effect on protected species, unless mitigating measures can be secured to facilitate survival, reduce disturbance or provide alternative habitats (BLP policy 72).
- 6.11 The applicant is proposing the removal of the 3 remaining TPO horse chestnut trees along the western edge of the site bordering South Eden Park Road and replacement with 32 fastigate oaks at a height of 6 metres. A significant amount of vegetation has already been removed from along the western edge and south-western corner of this site.
- 6.12 The remaining trees along this prominent edge of the site serve an important visual function in the street scene and their retention is highly desirable. Accordingly, these trees were shown to be retained as an integral feature of the landscaping scheme for the development at application stage.
- 6.13 The Council's Tree Officer has recently reviewed the 3 remaining trees. In this case no significant defects have been noted. Whilst the trees are

suffering with 'leaf minor' this pest is not life threatening and they remain categorised as 'B', in accordance with British Standard 5837. The remaining life span of these trees is reasonable. The removal of the trees would therefore negate the objectives of the TPO.

- 6.14 The applicant concurs that there is "*nothing about*" the existing trees that would justify their removal in isolation. Accordingly, the applicant has not provided any supporting arboricultural information as they consider that a report on their physiological condition is unnecessary.
- 6.15 It is the applicant's view that the removal of the existing Horse Chestnuts is justified through the "*various benefits which would accrue from the native oaks*" and they submit the following in support of the application. The applicant states:
- "the landscape impact of the proposed oaks will produce a feature of importance and stature commensurate with the consented buildings and to be compromised by the horse chestnuts would be incongruous to say the least.
- The replacement of three horse chestnuts with some 50 native oaks provides a net gain in environmental values which is extraordinarily large and very rarely achieved.
- Moreover, whereas tree planting is carried out on the basis of tangible environmental benefits being deferred for 15 to 20 years, as 6-metre tall trees with dense foliage giving habitat provision, the net environmental gain is immediate in terms of ecology and air quality."
- 6.16 Whilst the planting of trees in new developments is supported by planning policies at the strategic and local level and there are no 'in principle' planning policy reasons to resist the planting of the new trees, there are a number of other policy considerations which must also be taken into account when considering the removal of existing trees.
- 6.17 In addition to their aesthetic value in the street scene, trees and woodlands play an important role within the urban environment. They help to trap air pollutants, add to amenity, provide shading, absorb rainwater and filter noise. They also provide extensive areas of habitat for wildlife, especially mature trees (Paragraph 8.7.1, London Plan).
- 6.18 Despite what the applicant states (at paragraph 6.15), insufficient information about the existing value of the benefits of the trees (or the value of those replacing them) has been provided, contrary to London Plan G7.
- 6.19 Furthermore, local residents are of the view that the proposed tree species would be at odds with the prevailing landscaping in the area.

- 6.20 A Preliminary Ecological Appraisal (PEA) dated Feb 2017 was submitted in support of the original application (ref.19/01543/FULL1) which concludes at paragraph 3.15:

The horse chestnut trees along the western boundary however are of an age and structure that could provide potential roosts...Trees 3 and 4 are considered to have medium-low suitability due to the potential for bats to roost within features or under the loose bark and ivy present



Fig 6: Location of the semi-mature trees along the western boundary (Source: Preliminary Ecological Appraisal, the ecology partnership, Feb 2017)

- 6.21 Trees 3 and 4 in the image above are T25 and T26 in the arboricultural report accompanying the original application. Permission was granted to remove T25, subject to suitable replacement within 12 months. In addition, the PEA recommended a further climbing survey and inspection of the features using an endoscope to assess the suitability for bats. T25 appears to have been removed. It is not clear whether any bat surveys were undertaken and no replacement has yet been planted.
- 6.22 An enforcement investigation will be opened in respect of the removal and non-replacement of tree T25 and, as a result, the breach of the planning condition. Tree T26 remains in situ.
- 6.23 An up-to-date ecological survey has been submitted in support of this application which confirms that the remaining horse chestnuts have negligible – low potential to support roosting bats. It recommends a soft felling approach to include re-checking the tree and any features for evidence of bats and if evidence of bats or bat roosts are found then works should stop and the advice of an ecologist sought immediately.

- 6.24 The survey report also recommends a number of other mitigation measures including provision of two 'rocket boxes' since there are no mature trees present in the red line site boundary and no buildings. Rocket boxes are stand-alone structures and therefore can provide roosting opportunities on sites such as this.
- 6.25 The survey report further considers that the creation of new tree lines created by the new planting scheme, "*will provide compensation and significant ecological enhancements to the scheme*" (the ecology partnership, Dec 2021).
- 6.26 Given the findings of the ecological survey and the proposed mitigation measures, officers are of the view that the proposal would not significantly harm protected species. However, there remains a lack of any evidence to demonstrate that a biodiversity net gain would be achieved, as required by policy G6 of the London Plan, and insufficient justification to support the loss of the existing B category trees, contrary to policy G7.
- 6.27 Officers maintain that the tree planting and landscaping of the nature proposed should be implemented alongside existing tree features.

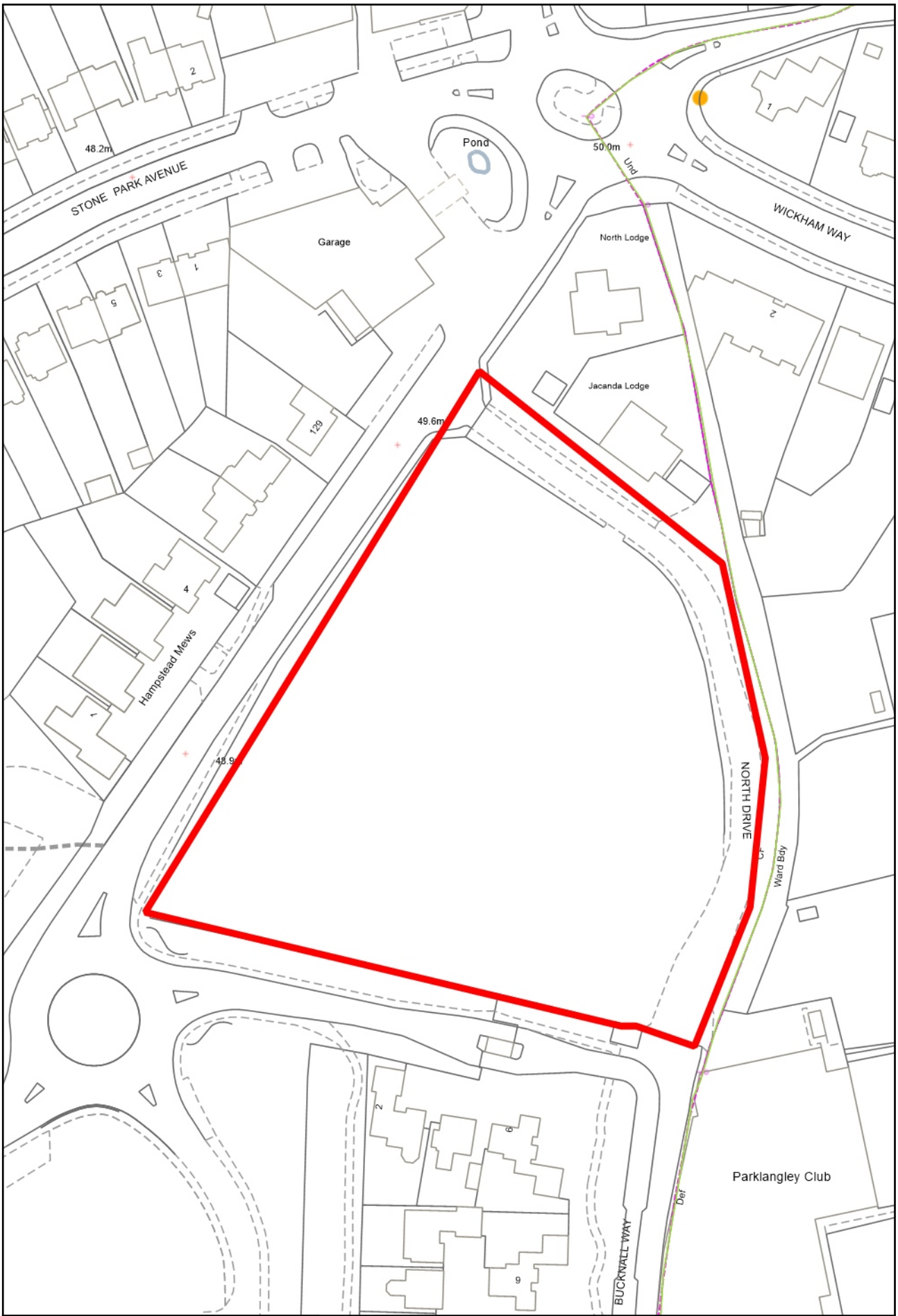
7. Conclusion

- 7.1 The proposal to vary conditions 2 and 32 in the manner proposed would lead to the loss of 3 mature horse chestnut trees (TPO Ref.1881) which, due to their public amenity value and environmental benefits should be retained, in accordance with planning policy.
- 7.2 The remaining life span of these trees is considered to be reasonable and the information that has been submitted is insufficient to establish that their removal and replacement with 32 fastigate oaks would contribute to and enhance the natural and local environment, in line with the overarching principles of the NPPF.
- 7.3 Furthermore, in the absence of information to the contrary, the proposals would fail to secure a net biodiversity gain.
- 7.4 Accordingly, having regard to the presumption in favour of sustainable development the application to vary conditions 2 and 32 is recommended for refusal.
- 7.5 In reaching this conclusion officers have had regard to the statutory provisions of Section 70 of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 which dictate that decisions must be undertaken in accordance with the development plan unless material considerations indicate otherwise.


RECOMMENDATION REFUSE

- 1. The existing horse chestnut trees, which are the subject of Tree Preservation Order Ref.1881, make a positive contribution to the street scene and, in the absence of a supporting tree survey and arboriculture implications assessment in accordance with British Standard BS5837:2012, their proposed removal is contrary to policies 37 and 73 of the Bromley Local Plan and policy G7 of the London Plan.**

- 2. In the absence of any valuation of the benefits of the existing horse chestnut trees and the proposed trees, the proposals would fail to manage impacts on biodiversity or secure a net biodiversity gain, contrary to the aims and objectives in paragraph 174 of the NPPF, Policies 37, 73 and 123 of the Bromley Local Plan and policies G1, G6 and G7 of the London Plan.**



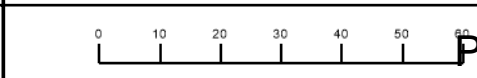
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 19/01543/RECON2



08 February 2022

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Agenda Item 4.3

Committee Date	17 th February 2022		
Address	103 Cotmandene Crescent Orpington BR5 2RB		
Application Number	21/03161/FULL3	Officer - Adam Silverwood	
Ward	Cray Valley West		
Proposal	Change of use from newsagent (Class E(a)) to children's and family centre (Class E(f)) and associated works.		
Applicant Rachel Dunley	Agent Miss Faye Stewart Bailey Partnership		
People Department, Children Education and Families Central Library, 3rd Floor, rm 319, High St Bromley BR1 1EX	Bridge House Basted Borough Green Sevenoaks TN15 8PS		
Reason for referral to committee	Local Authority Application	Councillor call in No	

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 20</p>
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Summary

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	0	0	0
Disabled car spaces	0	0	0
Cycle	0	0	0

Representation summary	<ul style="list-style-type: none"> Neighbour notification letters were originally sent on the 2nd August 2021 to 85 adjacent addresses.
Total number of responses	0
Number in support	0
Number of objections	0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character and appearance of the area.
- The development, subject to condition, would not adversely affect the amenities of neighbouring residential properties.
- The development would not impact adversely on highways safety and would provide sufficient parking.

2 LOCATION

- 2.1 The site area is part of a parade of shops along both sides of Cotmandene crescent with dwellings above. The site is located within the Cotmandene Neighbourhood Centre.

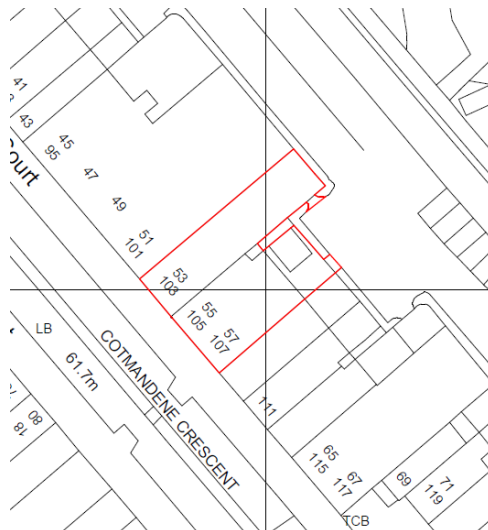


Figure 1: Site Location Plan

4 RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows;

- 00/00007/FULL2 Change of use from retail Class A1 to hot food take away Class A3 105 and 107 Cotmandene Crescent St Pauls Cray - Withdrawn 21.02.2000
- 97/03099/FUL 105-107 Cotmandene Crescent St Pauls Cray Kent BR5 2RA Shopfront - Permission 25.02.1998
- 98/01171/FUL 105-107 Cotmandene Crescent St Pauls Cray BR5 2RA Installation Of Freezer Unit In Back Yard Area - Withdrawn 12.10.1998
- 07/04009/FULL3 - Elevation alterations including new shopfront security shutters pole mounted canopy at rear and change of use to children's centre providing advisory service parental training with associated crèche (up to 10 children) day nursery (for up to 22 children) for the under 5's and ancillary office/staff accommodation at 105-107 Cotmandene Crescent. - PER 27.12.2007

5 CONSULTATION SUMMARY

A) Statutory

Environmental Health:

- No Objection: Sound Insulation, compliance with submitted noise impact assessment Condition Requested, additional informative requested.

Highways:

- No Objection

Met Police Designing Out Crime:

- No Objection: Informative Requested

B) Local Groups

No Comments from Local Groups were received.

C) Adjoining Occupiers

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

6 POLICIES AND GUIDANCE

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The development plan for Bromley comprises the London Plan (February 2020) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

6.4 The application falls to be determined in accordance with the following policies:-

6.5 **National Policy Framework 2019**

6.6 **The London Plan**

D1 London's form character and capacity for growth

D4 Delivering good design

D5 Inclusive design

D13 Agent of Change

D14 Noise

6.7 **Bromley Local Plan 2019**

37 General Design of Development

13 Renewal Areas

14 Development Affecting Renewal Areas

20 Community Facilities

21 Opportunities for Community Facilities

96 Neighbourhood Centres, Local Parades and Individual Shops

101 Shopfronts and Security Shutters

6.8 **Bromley Supplementary Guidance**

SPG1 – General Design Principles

7 ASSESSMENT

7.1 Principle of Development – Acceptable

7.1.1 Policy 13 of the Bromley Local Plan (Renewal Areas) states that 'the council will seek to maximise improvement within the renewal areas', and that 'proposals should provide demonstrable economic benefits and address identified issues and opportunities.' Part B of this policy states that Bromley seeks to 'support health and wellbeing by producing healthy environments through scheme designs and expanding access to recreation and leisure'.

7.1.2 Policy 20 of the Bromley Local Plan states that 'the council will promote the quality of life and the health and well being of those living and working in the borough and engage with providers and agencies to ensure the provision, enhancement and retention of a wide range of appropriate social infrastructure, including facilities for health and education; recreation, sports and play facilities, places of worship and venues for

cultural and social activities; as well as the provision of community safety infrastructure' It further states that development that meets the need for such facilities will be encouraged to locate to maximise accessibility and will normally be permitted provided that it is accessible to members of the community it is intended to serve by a full range of transport modes'.

- 7.1.3 Policy 21 States that 'the council will support the maximisation of opportunities for the enhancement or the creation of social infrastructure, to address the needs of existing and future resident of all ages, particularly in renewal areas and more accessible locations such as retail centres and existing retail frontages by b) enabling community uses in Town and District secondary frontages, local and neighbourhood centres and local parades'.
- 7.1.4 Policy 96 'Neighbourhood Centres, Local Parades and Individual Shops' states that a change of use to non A1 uses will only be considered if the use proposed contributes to the range of local services or the provision of local community facilities.
- 7.1.5 The proposed application site, although currently vacant, was last in previous use as a A1/ E Class use as a newsagents. As appropriate with regard to policy 96, the proposal would be for the provision of local community facilities and therefore this application is consistent with the requirements of policy 96.
- 7.1.6 The proposed application is for an extension of the existing children's centre into the adjacent newsagents. This application is considered acceptable in principle. The proposed use is a minor employment generating one, that has wider social and educational benefits for young families and is considered to be sustainable with regards to the social objectives of the NPPF and policies 20 and 21 of the Bromley Local Plan and is considered acceptable in principle.

7.2 Design – Acceptable

- 7.2.1 Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 7.2.2 Guidance London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.2.3 Policies 6 and 37 of the Bromley Local Plan (BLP) and the Council's Supplementary design guidance seek to ensure that new development, including residential extensions are of a high quality design that respect the scale and form of the host dwelling and are compatible with surrounding development.
- 7.2.4 Policy 101 'Shopfronts and Security Shutters' states that the council will expect proposals for new shopfronts or alterations to existing shopfront to demonstrate a high quality, which complements the original design, proportions, materials and detailing of the shop front, surrounding street scene and the building of which it forms part'.

7.2.5 Policy 101 of the Bromley Local Plan further requires that shutter boxes should not be over dominant and contained within the shopfront and not project from the face of the building, and that both shutter and shutter boxes are not of untreated metal and are colour co-ordinated to match the shop.

7.2.6 The proposed design retains much of the existing external features of the previous use of the site, combining with the adjacent children's centre. There are associated elevational amendments including new doors and windows, the painting of a roller shutter on the front entrance to green from the original unpainted shutter to match that of the existing adjacent children's centre. As this application does not make any amendments to the proposed exterior shutter other than the colour, this application is considered acceptable with regard to the requirements of policy 101 and is acceptable with regards to design.

7.6 Highways - Acceptable

7.6.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. The NPPF clearly states that transport issues should be considered from the earliest stage of both plan making and when formulating development proposals and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.6.2 The NPPF states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

7.6.3 London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and BLP should be used as a basis for assessment.

7.6.4 This application has been considered by LBB Highways and is considered to have no impact upon parking provision in the area and is considered acceptable in this regard

7.7 Neighbourhood Amenity – Acceptable

7.7.1 Policy 37 of the BLP seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

7.7.2 Policy 119 of the Bromley Local Plan requires that 'in mixed use buildings, conversions and changes of use which increase internal noise measures should be incorporated in order to minimise the transfer of noise between different parts of the building.'

7.7.3 The proposed application has been considered by LBB Environmental Health officers and although there are no objections, a condition requiring sound insulations has been requested. The application has the potential to create a noise generating use under already existing dwellings that without appropriate consideration could impact upon the occupiers above 103 Cotmandene Crescent.

- 7.7.4 In order to preserve the amenity of the adjacent occupiers, and in accordance with policy D13 and D14 of the London Plan and policy 119 of the BLP, a condition requesting appropriate sound insulation has been included as part of the approval of this application.
- 7.7.5 The proposed application will consist of one air-source heat pump on the rear roof of the site. This has been assessed by LBB Environmental Health officers who consider that the air source heat pump would be acceptable and a condition has been requested that would secure compliance with the submitted noise impact assessment in accordance with policy 119 of the Bromley Local Plan.
- 7.7.6 Having regard to the scale, siting, separation distance, orientation of the development, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

8. CONCLUSION

- 8.1 Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area
- 8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions and any other planning condition(s) considered necessary or require amendment by the Assistant Director of Planning

- 1. Time limit of 3 years**
- 2. Materials as per the submitted plans**
- 3. Noise Insulation**
- 4. In accordance with approved plans**
- 5. Hours of Operation**
- 6. Compliance with noise impact assessment**
- 7. Maximum amount of children to be present on site at one time to be limited to 22**

Informatives

- 1. Met Police Designing Out Crime**
- 2. Control of Pollution and Noise**

Agenda Item 4.4

Committee Date	17.02.2022	
Address	Lawnside St Georges Road Bickley Bromley BR1 2LB	
Application Number	21/04139/FULL6	Officer - Emily Harris
Ward	Bickley	
Proposal	Two storey front extension, part one/two storey rear extension, addition of two first floor rear Juliet balconies, construction of second floor inset balcony with walk-on flat rooflight, cantilevered porch/carport, conversion of garage into habitable space, elevational alterations to the front, rear and side elevations including the addition of one window to the first floor side elevation and two side rooflights.	
Applicant	Agent	
Mr & Mrs Patel	Mr Provejs	
Lawnside St Georges Road Bickley Bromley BR1 2LB	251 Eltham High Street Eltham SE9 1TY	
Reason for referral to committee	Councillor call in	
	Call-In	Yes

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 13</p>

Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	5~	4~	-1
Disabled car spaces	0	0	0
Cycle	0	0	0

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 15th October 2021.
Total number of responses	2
Number in support	0
Number of objections	2

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not have a significantly harmful impact on the amenities of neighbouring residents.

2. LOCATION

2.1 The application site comprises a large detached dwellinghouse located on the western side of St Georges Road, Bickley. The property is not listed and does not lie within an area of special designation. The surrounding dwellings are predominantly detached dwellings on generous plots of land and are of differing character and design.

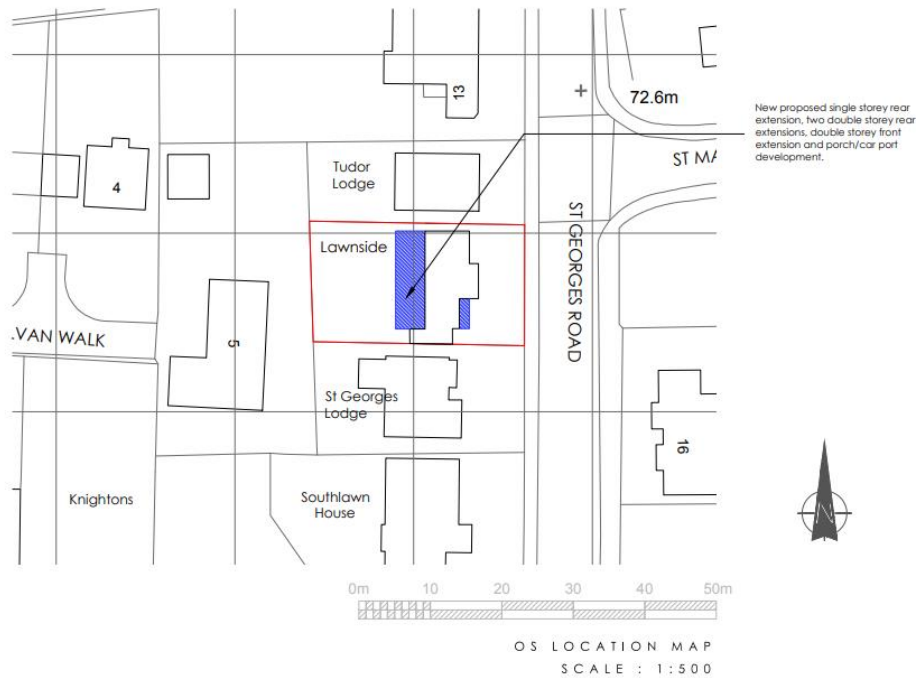


Figure 1: Site location plan

3. PROPOSAL

The proposal seeks planning permission for the following:

- A two storey rear extension with a depth of 4m. The extension would have a flat roof with a height of 5.8m. The first-floor element of the extension would be constructed from treated/tanalised timber cladding and the ground floor element would be constructed from white render.
- Between the two storey rear extensions, a terrace area is proposed above the proposed single storey rear extension with a glass balustrade.
- A two storey first floor front extension is proposed with a forward projection of 1.4m and a width of 4.1m.
- A car port/canopy porch area is proposed over the existing bin/bike store and would wrap around the host dwelling to the front of the dwelling. The car port would have a proposed cantilevered overhang with metal fascia around. The car port would have a depth of 2.8m and a width of 7m.
- A new access door is proposed to the side elevation providing access to a cloakroom.
- At first floor level an obscure glazed window is proposed to both side elevations.
- To the front, elevation alterations are proposed including the replacement of the windows with dark grey windows (RAL 7016 anthracite grey).



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

Figure 2: Existing front and rear elevations.

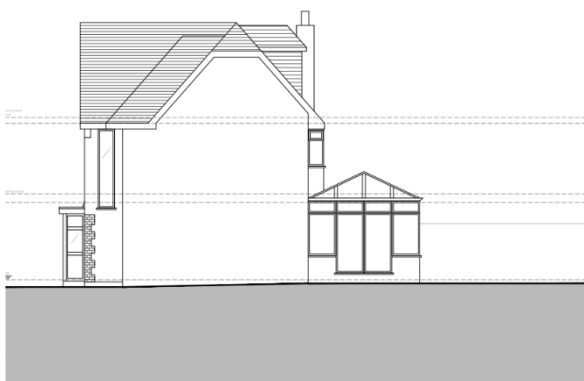


FRONT ELEVATION

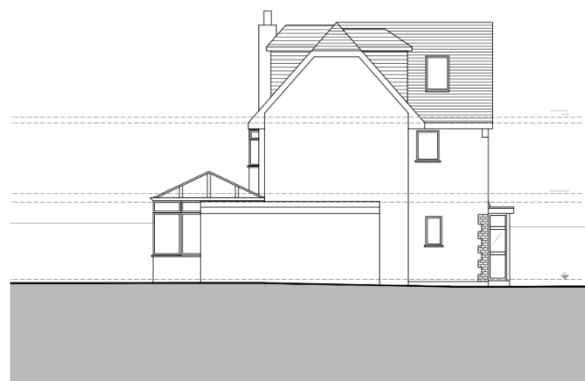


REAR ELEVATION

Figure 3: Proposed front and rear elevations.



EXISTING FRONT ELEVATION



EXISTING SIDE B ELEVATION

Figure 4: Existing side elevations

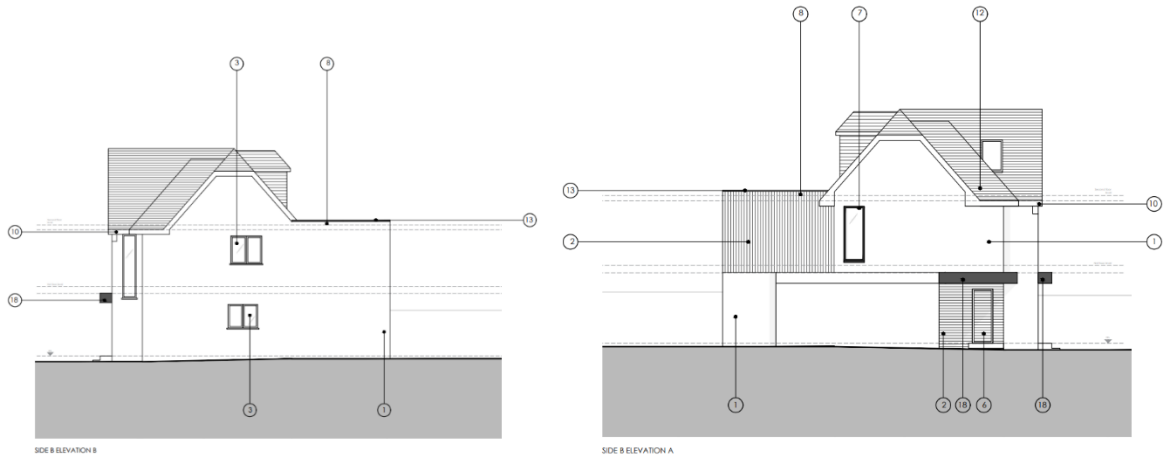


Figure 5: Proposed side elevations



Figure 6: Photo of front elevation



Figure 7: Photo of rear elevation

4. RELEVANT PLANNING HISTORY

The following relevant planning history was found on the scheme:

- 99/03521/FULL1 - Front and rear dormer extensions – Permitted.

5. CONSULTATION SUMMARY

A) Statutory

- Highways – **No objection** - St Georges Road is unmade and recorded as an unadopted highway. The existing garage is being removed but there is parking for a number of cars on the frontage. I would have no objection to the application. There is an amount of work proposed on the property including 2 storey extensions so there are likely to be a number of large delivery vehicles accessing the site Please include the following condition in any permission PC15 repairs to damaged roads (St Georges Rd).

B) Local Groups

None

C) Adjoining Occupiers

- Large increase in square meterage of the proposal. The size and scale of the property is very large.
- The bulk and scale of the development is out of character with the street scene and will be detrimental to the surrounding properties.
- The car port to the front is too small for vehicles to get under so will be redundant for that use and by taking away the existing garage.
- Loss of outlook and view from St Georges Lodge, St Georges Road.
- The designs and roof plans are untidy and messy with multiple dormers and window type.
- Velux roof lights on the first floor create a loss of privacy into both adjoining properties.
- Two offices indicate a potential commercial use.
- The balcony to the rear and the Juliet balconies create a loss of privacy to both adjoining neighbours by overlooking.
- Damage to the host dwelling disturbance and potential damage to adjacent buildings in close proximity need to be planned to minimise disruption).

The full text on comments received are on file.

6. POLICIES AND GUIDANCE

National Policy Framework 2021

The London Plan

- D1 London's form and characteristics
- D4 Delivering Good Design

Bromley Local Plan 2019

- 6 Residential Extensions
- 30 Parking
- 37 General Design of Development

7. ASSESSMENT

7.1 Design – Layout, scale height and massing - Acceptable

- 7.1.1 The two-storey rear extension would have a flat roof which would sit below the existing dormers. Whilst this flat roof is less preferable than a pitched roof from a design perspective, a pitched or hipped roof in this instance would not be possible because of the dormers (granted under ref. 99/03521/FULL1). The initial drawings for the proposal also indicated a two-storey side extension which resulted in a loss of symmetry at the rear. However following advice from the Council's Urban Design Officer, revised plans were received with this two-storey side element removed. The proposed extension would therefore maintain the side space either side of the dwelling and would not compromise the special standards of the area.

- 7.1.2 The proposed two storey rear extension would be constructed from tanalised timber cladding with dark grey windows which would be a modern addition. Whilst the rear of element of the extension would result in a significant enlargement of the host dwelling, the two-storey rear extension would have a limited visual impact on the character of the street scene by reason of its location at the rear of the dwelling.
- 7.1.3 A rooflight is proposed to the front roofslope. There are examples of rooflights in the surrounding area and the location and size of the rooflight is considered acceptable and would not clutter the front roofslope.
- 7.1.3 With regards to the two-storey front extension, this element would have a forward projection of 1.4m. It would have a pitched roof which would complement the character and form of the host dwelling, and would retain a degree of symmetry. It would also be set back from the front elevation by approximately 1.3m so as to retain subservience to the host dwelling.
- 7.1.4 A vaulted ceiling window is also proposed on the front elevation which would be a modern addition which would not detract from the character of the host dwelling. There are a variety of styles of property within St. Georges Road. The proposed car port would have a cantilevered overhang with metal fascia around which would match the proposed metal fascia over the front door and the front windows. Therefore, whilst the materiality and fenestration of the existing house would be completely altered, this is not considered unacceptable when viewed in the context of the streetscene.

7.2 Highways – Acceptable

- 7.2.1 St Georges Road is unmade and recorded as an unadopted highway. The existing garage is being removed but there is parking for a number of cars on the frontage. There is therefore no objection from a highways perspective. In addition, there is likely to be a number of large delivery vehicles accessing the site and as such the Highways Officer has requested the inclusion of the condition PC15 repair to damaged roads (St Georges Road). The highways officer also recommended the inclusion of an informative with regards to the maintenance of the adopted street.

7.3 Neighbourhood Amenity – Acceptable

- 7.3.1 The proposed two storey rear extension would have a significant depth of 4m. The dwellings either side have a deeper footprint than the host dwelling. Given the relationship of the three dwellings, the proposed rear extension would not project beyond the rear windows of either neighbouring property (see Figures 8). As such there is not considered to be a detrimental impact as a result of the part one, part two storey rear extensions.



Figure 8: Proposed Block Plan

7.3.2 Concern was also raised from a neighbour regarding potential overlooking from the proposed first floor terrace area over the single storey rear extension. Any views from the area would largely be obscured by the proposed two story rear extensions as seen in Figure 9. The distance between the proposed terrace and neighbouring dwellings is substantial enough so that, when in normal domestic use, it would not result in any greater noise, disturbance and light pollution than the outside terraces and dining areas evident in the gardens of the neighbouring gardens. As such, there is not considered to be any levels of noise, or opportunities for overlooking, which would be worse than those expected in a residential setting such as this.

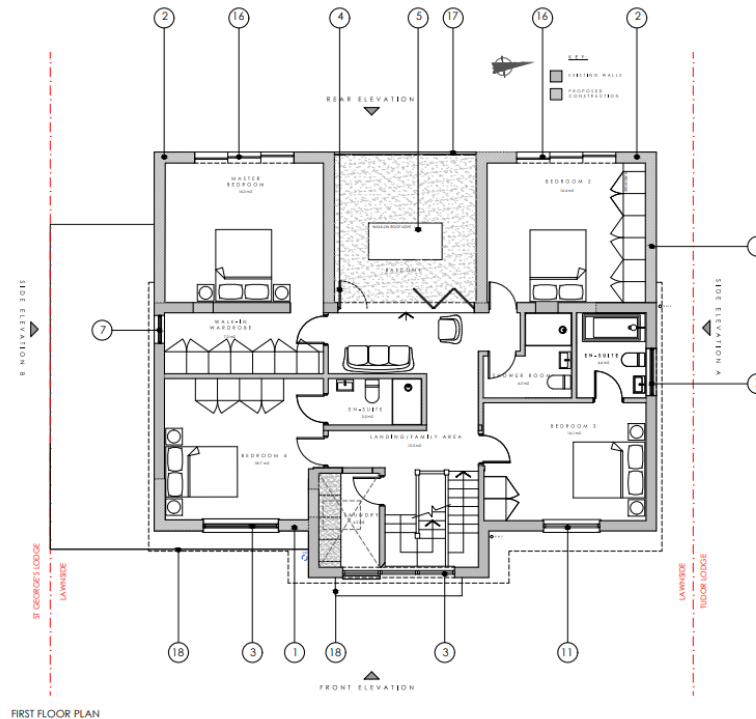


Figure 9: First floor plan

7.3.3 A first floor flank window is proposed to either side elevation which are shown to be obscure glazed. A rooflight is also proposed to the side roofslope. Subject to the imposition condition regarding the use and retention of obscure glazing to the proposed first floor side window and side roofslope, it is not considered that an unacceptable loss of privacy to neighbouring dwellings would arise. The main outlook of the extensions would continue to be to the front and rear of the building where there would be limited additional harm by reason of overlooking.

7.3.4 The proposed first floor front extension would have a relatively modest forward projection of 1.4m which would be set back from the front elevation by approximately 1.3m. The first floor front extension would be set away from the front windows of St Georges Lodge to the south by approximately 4.5m. Therefore, given the modest forward projection, and the separation distance, it is not considered that the proposed extension would result in a detrimental impact so as to warrant refusal.

7.3.5 An objection was also received regarding potential overlooking as a result of the addition of a door to the side at ground floor level. This door would provide access to a cloakroom for the occupants of the property. While the objection is acknowledged a door in this location is not considered to cause an adverse impact on the neighbours amenity

7.3.6 The proposal includes the addition of two rooms which would be used as offices. Concern was raised with regards to the potential use of the building for commercial purposes. Workspaces are commonplace in many homes. The size of the rooms are ancillary to the main use of the dwelling which is laid out

as a single family dwellinghouse. A change of use of the building would require planning permission.

8. CONCLUSION

- 8.1 Having regard to the above, the development in the manner proposed is considered acceptable as it would not result in any unacceptable impact upon the amenities of neighbouring residents or the character and visual amenities of the host dwelling or the surrounding area and would therefore preserve its character and appearance.
- 8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: Application Permitted

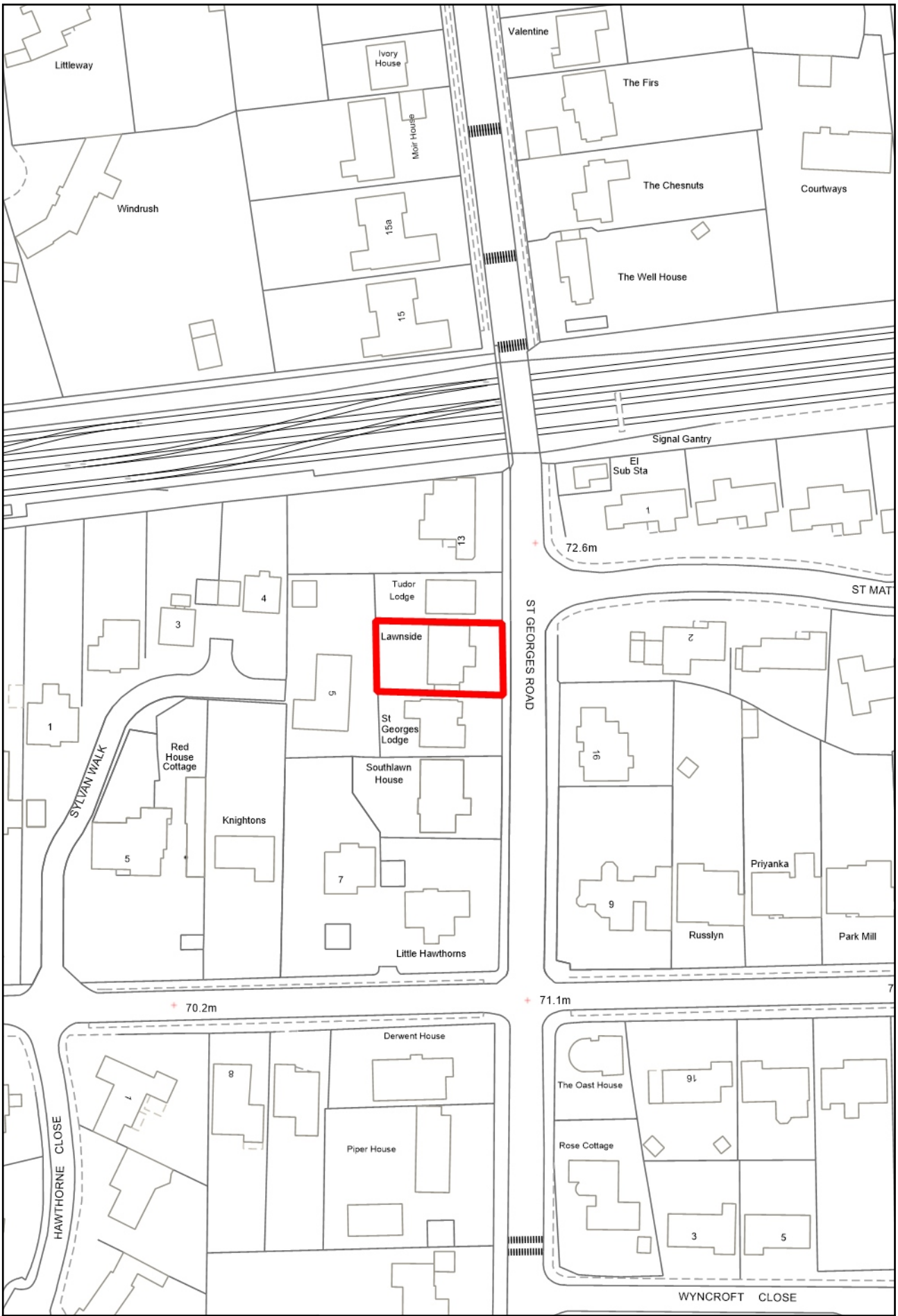
Subject to the following conditions:

1. Time Period
2. Materials in Accordance with Approved Plans
3. Compliance with Approved plans
4. Obscure Glazed First Floor Windows and Side Rooflight
5. Road Condition Survey


Informatives:

Given the status of St Georges Road as an unadopted street, the applicant should be advised via an informative attached to any permission, that the condition of the section of the street to which the proposed development has a frontage should, at the end of development, be at least commensurate with that which existed prior to commencement of the development. The applicant should, therefore, also be advised that before any works connected with the proposed development are undertaken within the limits of the street, it will be necessary for them to obtain the agreement of the owner(s) of the sub-soil upon which St Georges Road is laid out.

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08 February 2022

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Agenda Item 4.5

Committee Date	17.02.2022	
Address	Green Street Green Common Sevenoaks Road Orpington	
Application Number	21/05099/ADV	Officer - Robin Evans
Ward	Chelsfield And Pratts Bottom	
Proposal	Display of non-illuminated post mounted double sided 'Welcome' sign.	
Applicant	Agent	
Miss Jessica Naylor		
Bromley Civic Centre Stockwell Close Bromley BR1 3UH		
Reason for referral to committee	Council application	Councillor call in No

RECOMMENDATION	Grant Advertisement Consent
-----------------------	-----------------------------

<p>KEY DESIGNATIONS</p> <p>Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 28 Urban Open Space</p>

Representation summary	Neighbour letters sent on 01.12.2021 Newspaper advert published on 08.12.2021 Site notice displayed on 16.12.2021
Total number of responses	3
Number in support	1
Number of objections	2

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would not detract from the public amenity of the site,
- The proposal would not be harmful to public safety

2. LOCATION

2.1 The application site is part of the public green or verge on the eastern side of Green Street Green Common on Sevenoaks Road, Orpington, near to Nos. 199 and 201 Sevenoaks Road. The land is predominantly level and bordered by trees on the eastern boundary with the residential area. The area is residential in nature and characterised by a mixture of mostly post war semidetached and detached dwellinghouses. It is an area of Urban Open Space, although it is not a Conservation Area or an Area of Special Residential Character.



Fig 1. Site layout



Photo 1. Application site surroundings looking north.



Photo 2. Application site surroundings looking south.

3. PROPOSAL

- 3.1 Advertisement consent is sought for the display of 1x free standing post mounted non-illuminated "Welcome" sign, measuring approximately 1.36m x 0.895m and totalling 1.6m in maximum height to the top of the sign, finished in black and gold.



Fig. 2 Proposed elevation.

4. RELEVANT PLANNING HISTORY

4.1 No relevant site history.

5. CONSULTATION SUMMARY

A) Statutory

Highway Department: No highway visibility or safety objection. The application site is Council owned land, and the Applicant should seek the Council's permission to display/position the sign.

B) Local Groups

Friends of Green Street Green

- the application site notice is not positioned in the correct place and negligible publicity of the application,
- the design rationale/process and reason for the proposed position is unclear,
- the public consultation/engagement process (petition) with the local community and business and is unclear,
- existing Highway Authority road signs already identify "Green Street Green ahead", although they need maintenance/cleaning and should be maintained,
- already excessive signage in the area appears cluttered and confusing,
- proposed sign is unnecessary and conflicts with national DfT guidance for Authorities to consolidate existing local signage, rather than adding new signs, and remove any redundant signage,
- it is not clear whether a road safety audit has been carried out and may present a distraction/hazard to motorists,

- the design/colour scheme would not be legible particularly in the dark and for motorists passing at speed,
- the sign may obstruct pedestrians walking along the verge and a safety hazard to visually/mobility impaired,
- the sign may impede maintenance of the Green e.g. lawn mowing/hedge cutting,

C) Adjoining Occupiers

Objections

- Similar notice board type signs elsewhere are not used and poorly maintained,
- Sign is not essential, will require proper ongoing maintenance, and a waste of public funds,
- Application details are incomplete as they do not show the recently installed railing/fencing,
- Combination of railings and signage would appear cluttered,
- Reasoning for the proposed position is unclear, would be unlit and not very visible (and conflicts with the location approved by the GSG Village Society Committee February 2020),

Support

- No objection in principle,

6. POLICIES AND GUIDANCE

6.1 The London Plan

D1 London's form and characteristics
 D4 Delivering Good Design
 D8 Public Realm

6.2 Bromley Local Plan 2019

32 Road Safety
 37 General Design of Development
 55 Urban Open Space
 102 Advertisements

6.3 Bromley Supplementary Guidance

Supplementary Planning Guidance 1 General Design Principles

7. ASSESSMENT

7.1 Considerations

7.1.1 Advertisements are assessed in relation to their impact on public amenity and public safety only; though this may include factors such as design, neighbouring amenities, and highway safety (including pedestrian/footpath safety).

7.2 Procedural matters

7.2.1 As set out in the application details the Applicant is the Council's Renewal and Regeneration Department. However, it is understood to have submitted the application on behalf of the Green Street Green Village Society, which requested the sign as part of a Local Parades' Improvement Initiative to improve Green Street Green High Street which included other improvements such as the installation of infrastructure to accommodate summer hanging baskets, the repainting of lamp posts and bollards along the high street and the replacement of damaged bike stands. As such, although the application is submitted by the Council's Renewal and Regeneration Department it is understood that the design has been produced and the location decided by the Green Street Green Village Society in discussion with the Council's Traffic Officers. The Council's Planning Applications Department is tasked with determining the submitted advertisement consent application and is not involved in the design process. As such the Council's Renewal and Regeneration and Planning Departments are not able to comment on the consultation and design process leading to the submission of the advertisement consent application which is the project of the Green Street Green Village Society.

7.2.2 Notwithstanding representations received the planning application has been published/notified in accordance with the planning regulations and the Council's adopted statement of community involvement including writing directly to properties that are identified as physically adjoining the application site, and those located opposite, by placing an advert in the local newspaper and by placing adverts/notices on or close to the application site. The reason for a development is not a material planning consideration; except for instance in Green Belt cases where Very Special Circumstances may be required.

7.3 Principle and location of development – acceptable

7.3.1 The site lies within a suburban area where according to Local Plan Policy 37 there is no objection in principle to new development including new advertisements, subject to an assessment of the impact of the proposal on public amenity and public safety, and this will be discussed in further detail below.

7.4 Public amenity (design) – acceptable

7.4.1 Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

7.4.2 The NPPF requires Local Planning Authorities to undertake a design critique of planning proposals to ensure that developments would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Proposals must establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an

appropriate mix of uses and support local facilities and transport networks. Developments are required to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. New development must create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

7.4.3 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policy 37 of the Bromley Local Plan sets out a number of criteria for the design of new development. With regard to local character and appearance development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Whilst London Plan Policy 7.4 seeks to enhance local context and character, as well as encouraging high quality design in assessing the overall acceptability of a proposal.

7.4.4 Policy 102 of the Bromley Local Plan relates to the control of advertisements, hoardings and signs and states that advertisements and signs should be in keeping with the scale, form and character of the host building in which they are placed, as well as the surrounding area. Furthermore, consideration should be placed on the impacts signs have to road users and pedestrians.

7.4.5 The proposed sign would be positioned on the Green Street Green Common on the eastern side of Sevenoaks Road. It would be freestanding, double sided, and non-illuminated, and 1.6m high in maximum height. The position, form and scale of the sign would not appear excessive in size and would overdevelop the Common or appear cramped. It would be attractively and discreetly designed and would complement the character and appearance of the Green Street Green Common. Although the proposal would not comprise a building as such, it would nonetheless relate to the use of the Common and would be small scale and would not detract from the purposes or amenities of the Urban Open Space.

7.4.6 Having regard to the form, scale, siting and proposed materials it is considered that the proposed signage would complement the area and would not appear out of character with surrounding development or the area generally.

7.5 Public safety (including highways) – acceptable

7.5.1 The proposed sign would be positioned on the Common and well removed from nearest neighbouring residential properties. It would be of a suitable size and scale for its purpose and location, discreetly designed and non-illuminated.

7.5.2 The sign would not be positioned on a public highway, it would not obstruct the use of a public highway, or physically obstruct its signage, its visibility or interpretation of its signage. Although pedestrians may walk along the Common, there is no objection from the Council's Highway Officer in relation to highway safety, policy or capacity.

8. Conclusion

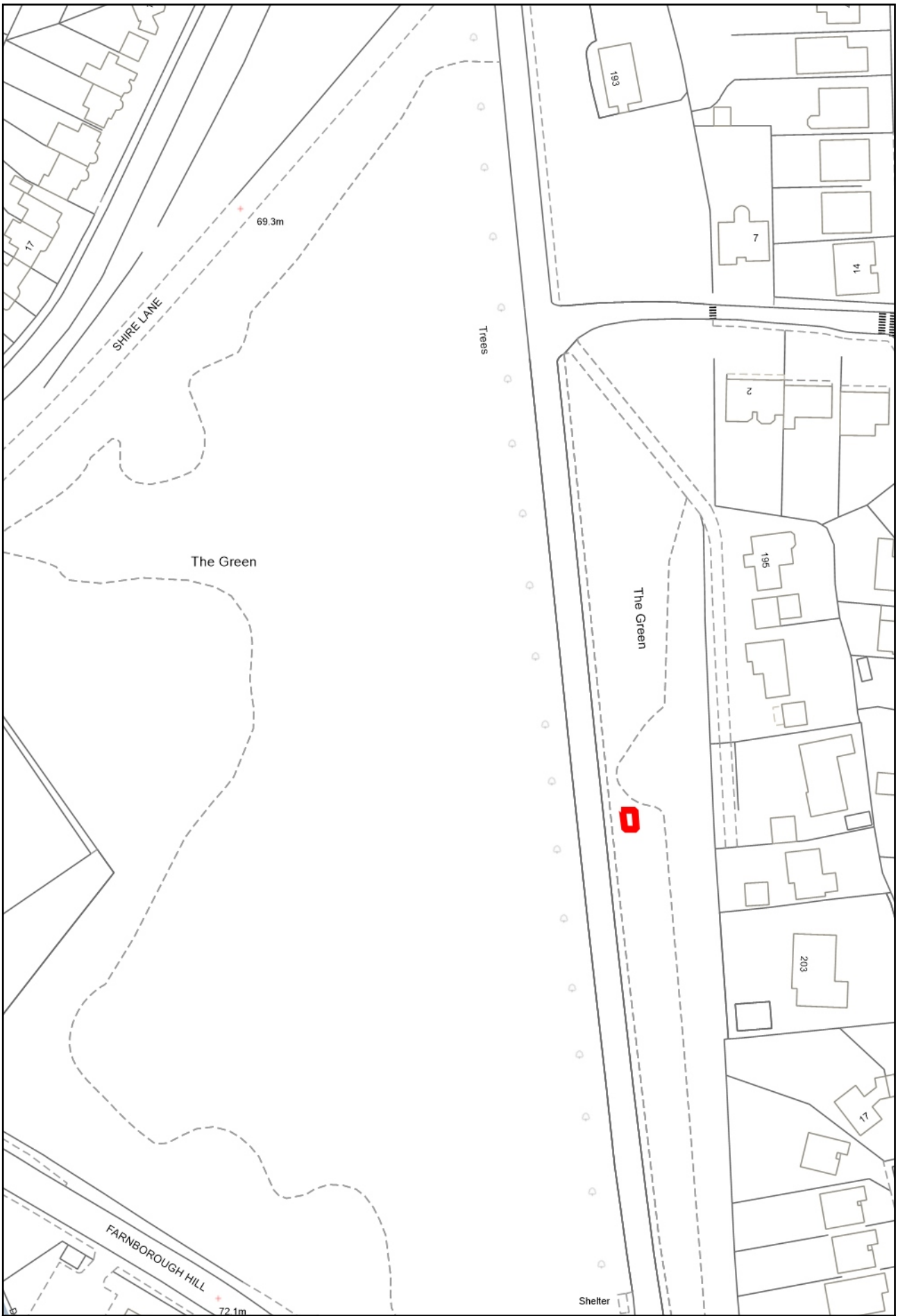
- 8.1 The proposal would not detract from the public amenity of the site. The proposal would not be harmful to public safety. For these reasons it is recommended that advertisement consent is granted subject to the following conditions and informatives.
- 8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: Grant Advertisement Consent


Subject to the following conditions:

- 1. Standard – maintenance of sign**
- 2. Standard – maintenance of sign support/structure**
- 3. Standard – removal of sign in accordance with Advert Regulations**
- 4. Standard – consent of the landowner**
- 5. Standard – no obstruction of existing signage**
- 6. Standard – time limit of 5 years**
- 7. Standard – compliance with the approved plan**
- 8. No illumination**

Any other planning condition(s) considered necessary by the Assistant Director of Planning



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 21/05099/ADV



08 February 2022

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Agenda Item 4.6

Committee Date	17 February 2022	
Address	96 Petts Wood Road Petts Wood Orpington BR5 1LE	
Application Number	21/05370/FULL6	Officer - Lawrence Stannard
Ward	Petts Wood and Knoll	
Proposal	Proposed two storey side and rear extension, single storey rear extension with raised patio and steps, entrance door moved from side to front, and alterations to the front driveway to include front low level boundary wall	
Applicant	Agent	
C Bonds	Mr Connor McCarron	
96 Petts Wood Road Petts Wood Orpington BR5 1LE	23 Chichester Place Brighton BN2 1FF	
Reason for referral to committee	Call-In	Councillor call in
	Call-In	Yes

RECOMMENDATION	Permission
-----------------------	------------

<p>KEY DESIGNATIONS</p> <p>Petts Wood Area of Special Residential Character Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 4</p>

Representation summary	<ul style="list-style-type: none"> Neighbour notification letters were sent on the 3rd December 2021 2021. Revised neighbour notification letters were sent on the 19th January 2022 (For revised description).
Total number of responses	1
Number in support	0
Number of objections	1

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would not result in a harmful impact on the character of the Conservation Area.
- The development would not result in a harmful impact on the appearance of the host dwelling.
- The development would not adversely affect the amenities of neighbouring residential properties

2 LOCATION

- 2.1 The application site hosts a two storey detached dwelling located on the northern side of Petts Wood Road.
- 2.2 The site lies within the Petts Wood Area of Special Residential Character.



Figure 1: Site Location Plan

3 PROPOSAL

- 3.1 The application seeks permission for a two storey side and rear extension, single storey rear extension with raised patio and steps, entrance door moved from side to front, and alterations to the front driveway to include front low level boundary wall.

- 3.2 The proposed two storey side/rear extension would project 2.12m wide and 3m to the rear (where it would increase to 4.89m in width as it wraps partially around the rear). It would adjoin the single storey rear extension which would wrap around the two storey rear projection to project a maximum depth of 4m to the rear (1m beyond the two storey element) for the full width of the proposed dwelling. A raised patio would project 2.4m further to the rear, with additional steps to the garden and associated planting.
- 3.3 The front boundary alterations would consist of a 0.43m high boundary wall along its front perimeter and side boundaries, with piers at maximum height of approx. 0.65m. Alterations are also proposed to the hardstanding, with a front garden lawn section retained at the front of the site.

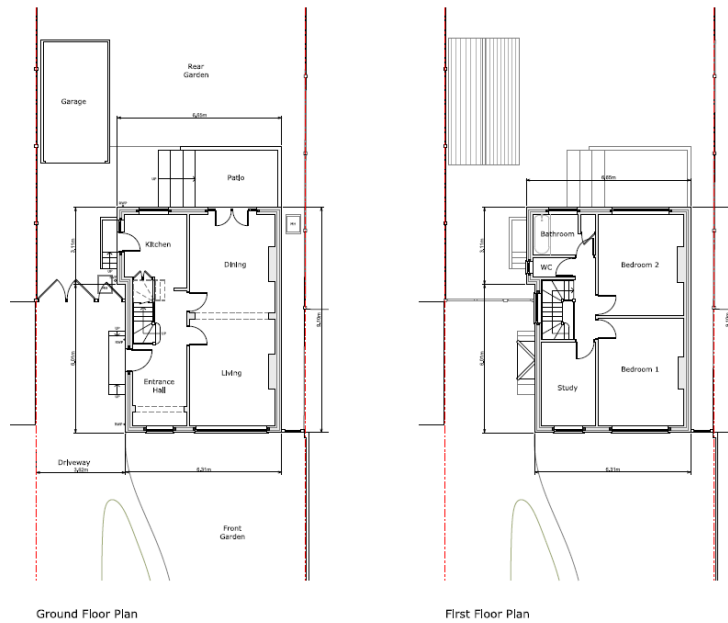


Figure 2: Existing Floor Plans

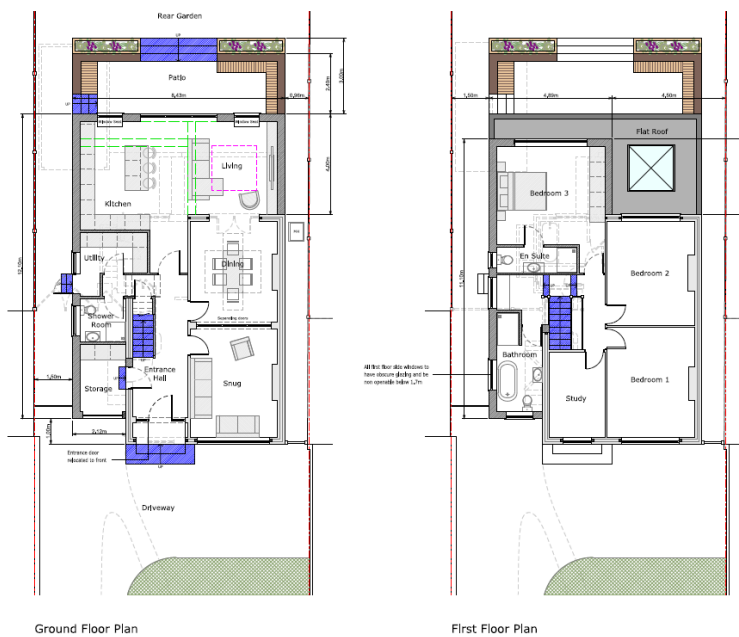


Figure 3: Proposed Floor Plans

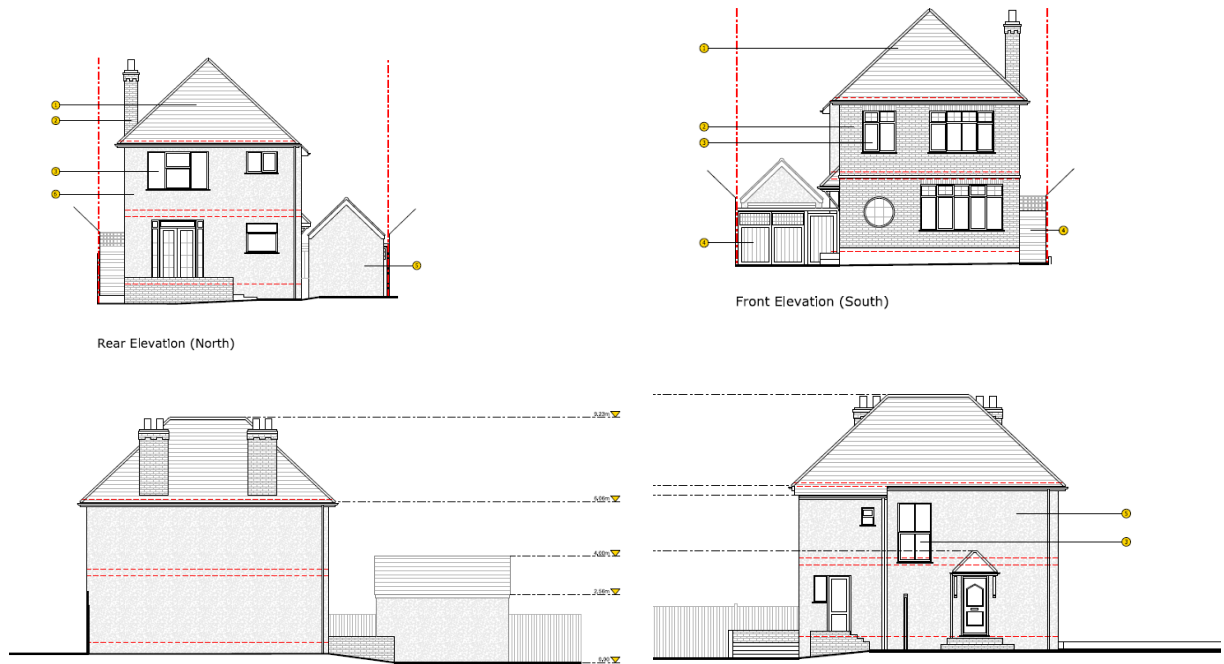


Figure 4: Existing Elevations

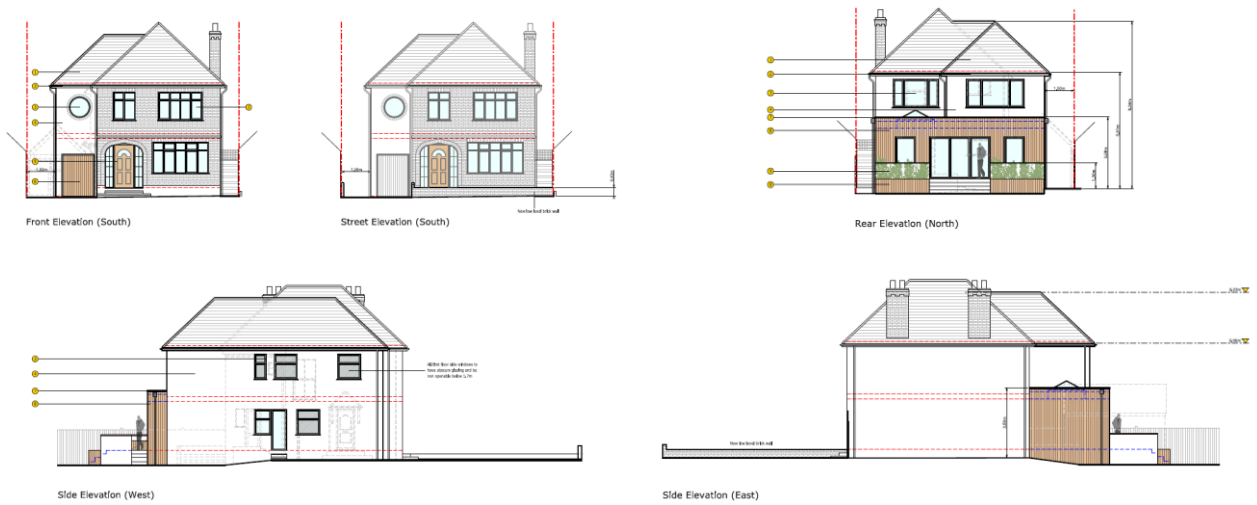


Figure 5: Proposed Elevations



Figure 6: Photograph of Front Elevation



Figure 7: Photograph of Rear Elevation

4 RELEVANT PLANNING HISTORY

4.1 The relevant planning history relating to the application site is summarised as follows;

- 18/05042/FULL6 – Single storey front, two storey side and single storey rear extensions – Refused
- 19/02426/FULL6 – Demolition of existing garage. Single storey front extension, two storey side extension, single storey rear extension with rooflights, light lanterns, raised patio with steps and widening of existing driveway – Refused

5 CONSULTATION SUMMARY

A) Statutory

No Statutory Consultations were received.

B) Local Groups

No Comments were received from local groups.

C) Adjoining Occupiers

The following comments were received from local residents;

Design (Addressed in Para 7.2)

- Two storey rear extension goes well beyond the existing building line of the properties at the rear.
- Over-sized development would destroy the character and visual amenity of Petts Wood Road.

Residential Amenity (Addressed in Para 7.3)

- Overbearing development.
- Loss of light and overshadowing.
- Overlooked by extension and raised patio.
- Building works would be an inconvenience in terms of time and noise.

6 POLICIES AND GUIDANCE

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The development plan for Bromley comprises the London Plan (March 2021) and the Bromley Local Plan (2019). The NPPF does not change the legal status of the development plan.

6.4 The application falls to be determined in accordance with the following policies:-

6.5 National Policy Framework 2019

6.6 The London Plan

D1 London's form and characteristics

D4 Delivering good design
D5 Inclusive design

6.7 Bromley Local Plan 2019

6 Residential Extensions
8 Side Space
37 General Design of Development
44 Areas of Special Residential Character
123 Sustainable Design and Construction

6.8 Bromley Supplementary Guidance

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

7 ASSESSMENT

7.1 Resubmission

7.1.1 The application is a resubmission following a recently refused application under ref: 19/02426/FULL6 for the demolition of existing garage and erection of a single storey front extension, two storey side extension, single storey rear extension with rooflights, light lanterns, raised patio with steps and widening of existing driveway.



Figure 8: Plans for 19/02426/FULL6

7.1.2 The application was refused on the following grounds;

The site is located within an Area of Special Residential Character and the proposed development would fail to comply with the Council's requirement for an appropriate side space in this area, in respect of the two storey development, and would incorporate an unsatisfactory and prominent design which is out of character with the host property and local area. In the absence of an appropriate side space and subservience, the extension would constitute a cramped form of development, harmful to the visual amenities of the street scene, conducive to a retrograde lowering of the spatial standards to which the area is at present developed and harmful to the character and appearance of the Area of Special Residential Character, thereby contrary to Policies 6, 37, 8 and 44 of the Bromley Local Plan and Policy 7.4 of the London Plan.

7.1.3 The current application seeks to overcome the previous refusal grounds by alterations to the scale and design of the extension. This includes a reduction in width of the side extension to provide a 1.5m separation to the flank boundary, and the setting back of the extension by 1m from the front. The extension would project further to the rear at first floor level to wrap partially around the rear, and the development would also include a larger patio area and a front boundary wall.

7.2 Design, Layout and Scale – Acceptable

7.2.1 Policy 8 of the Bromley Local Plan requires a minimum 1 metre space from the side boundary of the site for proposals of two or more storeys in height to be retained for the full height and length of the flank wall of the building. This policy seeks to ensure "that the retention of space around residential buildings is essential to ensure adequate separation and to safeguard the privacy and amenity of adjoining residents. It is important to prevent a cramped appearance and unrelated terracing from occurring. It is also necessary to protect the high spatial standards and level of visual amenity which characterise many of the Borough's residential areas.". A greater separation to the boundary would normally be expected for developments in areas where greater spatial standards exist.

7.2.3 It is noted that, the presence of the term 'normally' in the body of policy 8 implies a need for discretion in the application of the policy, having regard to several factors including the characteristics of the site and its surroundings, the precise nature of the proposal and the objectives of the policy as set out in the explanatory text.

7.2.4 As the site falls within the Petts Wood Area of Special Residential Character there is a presumption to preserve and enhance the special character and features of the area.



Figure 10: CGI Proposed

- 7.2.5 The proposed two storey side extension has been altered from the previous applications, so that it would provide an increased separation to the flank boundary (1.5m) and would also be set back from the front of the property by approx. 1m.
- 7.2.6 The extension would provide a subservient appearance to the house given the set back from the front and the lower ridge height, and this would also lessen its visual impact in terms of its proximity to the boundary. In any case, the 1.5m separation to the boundary would be increased from that previous proposed and would appear similar to several other properties in Petts Wood Road. It is therefore considered that the current scheme would provide adequate separation to the flank boundary that would prevent the development appearing cramped or resulting in unrelated terracing, and that the spatial standards of the ASRC would therefore be preserved.
- 7.2.7 With regards to the other design aspects of the extension, its overall footprint, scale and rearward projection is not considered excessive given the property benefits from a generous sized plot. The retention of the original hipped roof profile and the inclusion of the circular window at first floor level will ensure the original character of the property would be largely retained.
- 7.2.8 The proposed external finish would include a white painted render finish which would differ to the existing front elevation. However, the render finish is a prominent feature within the area and the host dwelling features an existing rendered flank and rear elevation. Therefore, it is not considered that this would appear out of keeping within the ASRC or harmful to the appearance of the host dwelling.
- 7.2.9 The other alterations to the front include the addition of a low boundary wall along its front perimeter and side boundaries, with a height of 0.43m featuring piers at maximum height of approx. 0.65m. Additional hardstanding is also proposed with a front garden lawn section retained at the front of the site. The level of hardstanding proposed is not considered out of keeping with other properties within the street scene, and the boundary wall would be of a modest height which would appear similar to other boundary walls within the street and would retain the openness of the frontages of the properties within the ASRC.
- 7.2.10 Having regard to the form, scale, siting and proposed materials it is therefore considered that the proposed extensions would complement the host property and would not appear out of character with surrounding development or the area generally. It is therefore

considered that the character of the Petts Wood Area of Special Residential Character would be preserved.

7.3 Residential Amenity – Acceptable

- 7.3.1 The rear elevation of the existing dwelling projects in line with that of both the adjoining neighbours, though No.94 does benefit from a small single storey projection to its rear. The proposed extension would project 4m at ground floor level, with the first floor projecting 3m to the rear.
- 7.3.2 The proposed single storey rear element would be similar to that proposed within the previous scheme, in which no concerns were raised. In any case, it is not considered that a 4m projection beyond the neighbouring properties would appear excessive and the impact would be further mitigated by the separation to either flank boundary (1.5m & 0.96m).
- 7.3.3 The first floor element of the extension to the rear would be reduced in footprint compared to the ground floor, projecting 3m for a width of 4.89m. As such, it would retain a separation of 4.5m to the shared boundary with No.94 and 1.5m to the boundary with No.98. As such, the extension would not project beyond the 45 degree line taken from the rear windows of the neighbouring properties and is therefore not considered to result in any unacceptable level of harm in terms of loss of light, outlook or visual amenity. The 1.5m separation for its full length and lower ridge height compared to the existing dwelling would also result in any impact on the flank windows of No.98 being modest.
- 7.3.4 In terms of the impact on privacy, the flank windows at first floor level in the two storey side extension are indicated to be obscure glazed and non-openable below 1.7m from floor level. Subject to a condition to ensure this, it is not considered the extension would result in any significant additional impact in terms of overlooking to the neighbouring properties, as any rear windows or ground floor windows in the side elevation would not provide additional opportunities for overlooking above that which already exists.
- 7.3.5 The raised patio to the rear would be set approx. 0.7m above ground level and would have a usable rearward projection of approx. 2m (the existing patio is approx. 0.5m and has an existing usable depth of approx. 2m). However, it would not exceed the height of the existing floor level of the dwelling and the patio would be set in from either flank boundary by 0.96m / 1.5m which would lessen any potential impact. Furthermore, the depth to the rear and overall footprint of the raised patio is not considered excessive. As such, on balance it is not considered it would result in any significant opportunities for overlooking or any unacceptable loss of privacy to the neighbouring properties.
- 7.3.6 Having regard to the above, it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

7.4 Highways – Acceptable

- 7.4.1 London Plan and BLP Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and BLP should be used as a basis for assessment
- 7.4.2 The alterations to the front would consist of the addition of a 0.43m high boundary wall along its front perimeter and side boundaries, with piers at maximum height of approx.

0.65m. Additional hardstanding is also proposed with a front garden lawn section retained at the front of the site.

7.4.3 The proposed alterations would provide sufficient parking space within the curtilage of the site, and the low boundary wall would not result in impact upon vehicular or pedestrian sightlines.

7.4.4 Having regard to the above, it is considered the development would not impact adversely upon highway matters.

8 CONCLUSION

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

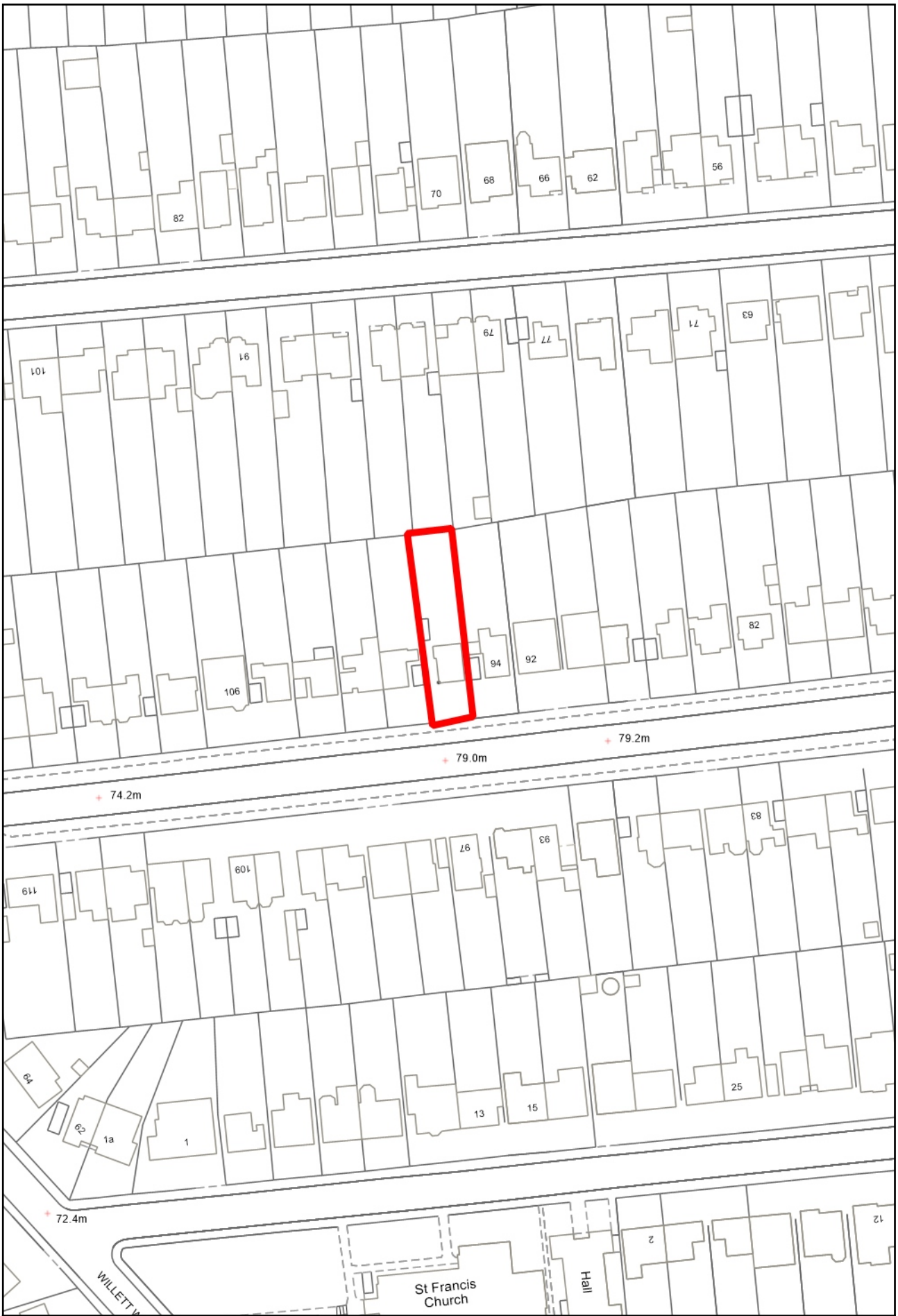
8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

Recommendation: Permission


Conditions

1. Time Period
2. Materials as set out within the application
3. Compliance with approved plans
4. First floor flank windows obscure glazed

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 21/05370/FULL6



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Agenda Item 4.7

Committee Date	17.02.2022	
Address	Land At Junction With Belmont Lane Belmont Parade Green Lane Chislehurst	
Application Number	21/05670/ADV	Officer - Suzanne Lyon
Ward	Chislehurst	
Proposal	1 x post mounted "Village" sign on the public footway, located at junction with Belmont Lane	
Applicant	Agent	
Jessica Naylor		
London Borough of Bromley Civic Centre Stockwell Close Bromley BR1 3UH		
Reason for referral to committee	Councillor call in	
	Council Application	No

RECOMMENDATION	Grant Advertisement Consent
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<p>KEY DESIGNATIONS</p> <ul style="list-style-type: none"> • Biggin Hill Safeguarding Area • London City Airport Safeguarding • Smoke Control SCA 16
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Representation summary	Neighbour letters were sent 22.12.2021
Total number of responses	0
Number in support	0
Number of objections	0

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- No unacceptable impact would arise to neighbouring occupiers; and
- No unacceptable Highways impacts would arise

2 LOCATION

2.1 The site is on the pavement to the front of 1 Belmont Parade, located at junction with Belmont Lane.





Photo 1. Application site looking south at junction of Belmont Road and Green Lane



Photo 2. Application site looking south



Photo 3. Application site looking north

3 PROPOSAL

- 3.1 The application seeks advertisement consent for the erection of a post mounted village sign to include the words 'Belmont Parade'.
- 3.2 The proposed sign will have a maximum height of 4.63m (3.5m post and 1.13m signage). It will not be illuminated.



Figure 1: Proposed elevation

4 RELEVANT PLANNING HISTORY

4.1 No relevant planning history.

5 CONSULTATION SUMMARY

A) Statutory

Highways:

- I note that the applicant is the London Borough of Bromley and this is going on the public highway. I would have no objection to the application. They would need to consult with Highways to agree a installation method.

B) Local Groups

- N/A

C) Adjoining Occupiers

- No representations were received.

Please note the above is a summary of the material planning considerations and the full text is available on the council's website.

6 POLICIES AND GUIDANCE

6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

6.3 The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 2021). The NPPF does not change the legal status of the development plan.

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

6.5 **The London Plan**

D1 London's form and characteristics
D4 Delivering good design
D5 Inclusive design

6.6 **Bromley Local Plan 2019**

32 Road Safety
37 General Design of Development
102 Advertisement

6.7 **Bromley Supplementary Guidance**

Supplementary Planning Guidance 1 - General Design Principles

7 **ASSESSMENT**

7.1 Design – Layout, scale – Acceptable

7.1.1 London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design. Policy 37 of the Bromley Local Plan sets out a number of criteria for the design of new development. With regard to local character and appearance development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Whilst London Plan Policy 7.4 seeks to enhance local context and character, as well as encouraging high quality design in assessing the overall acceptability of a proposal.

7.1.2 Policy 102 states that advertisements, hoardings and signs should:

- a - have regard to the character of the surrounding area,
- b - be in keeping with the scale, form and character of any buildings on which they are placed,
- c - generally not be located in residential areas and the Green Belt, Metropolitan Open Land (MOL) and Urban Open Space,
- d - preserve or enhance the character or appearance of conservation area,
- e - not be likely to create a hazard to road users, and
- f - avoid harm to the significance of listed buildings.

7.1.3 The proposed sign will have a maximum height of 4.63m (3.5m post and 1.13m signage). It will be located on the pavement to the front of 1 Belmont Parade, at the junction with Belmont Lane. It will be a double sided cast iron sign, zinc coated and painted black, to include the words "Belmont Parade", mounted on an oak post.

7.1.4 The sign is considered to be in context with the surrounding area and is appropriate within the local parade. On balance the proposal is considered to comply with Policies 37 and 102 of the Local Plan and does not have a detrimental impact on the visual amenities of the area.

7.1.5 Having regard to the form, scale, siting and proposed materials it is considered that the proposed signage would complement the area and would not appear out of character with surrounding development or the area generally.

7.2 Residential Amenity – Acceptable

7.2.1 The proposed signage will be non-illuminated. It will be located on the pavement to the front of 1 Belmont Parade, which forms part of a commercial parade with residential units above. Given the modest scale and separation to residential properties, the proposal is not considered to result in an adverse effect upon residential amenity.

7.3 Highways – Acceptable

7.3.1 In relation to pedestrian and highway safety, no objections have been raised by the Council's highways officer. The location and design of the sign would not result in a road safety hazard or interference with any visibility splays.

8 CONCLUSION

8.1 The proposed signage is considered to be acceptable in that it would comply with Policies 32, 37 and 102 and would not result in harm to the character and appearance of the area in general and would not result in an impact on public safety.

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

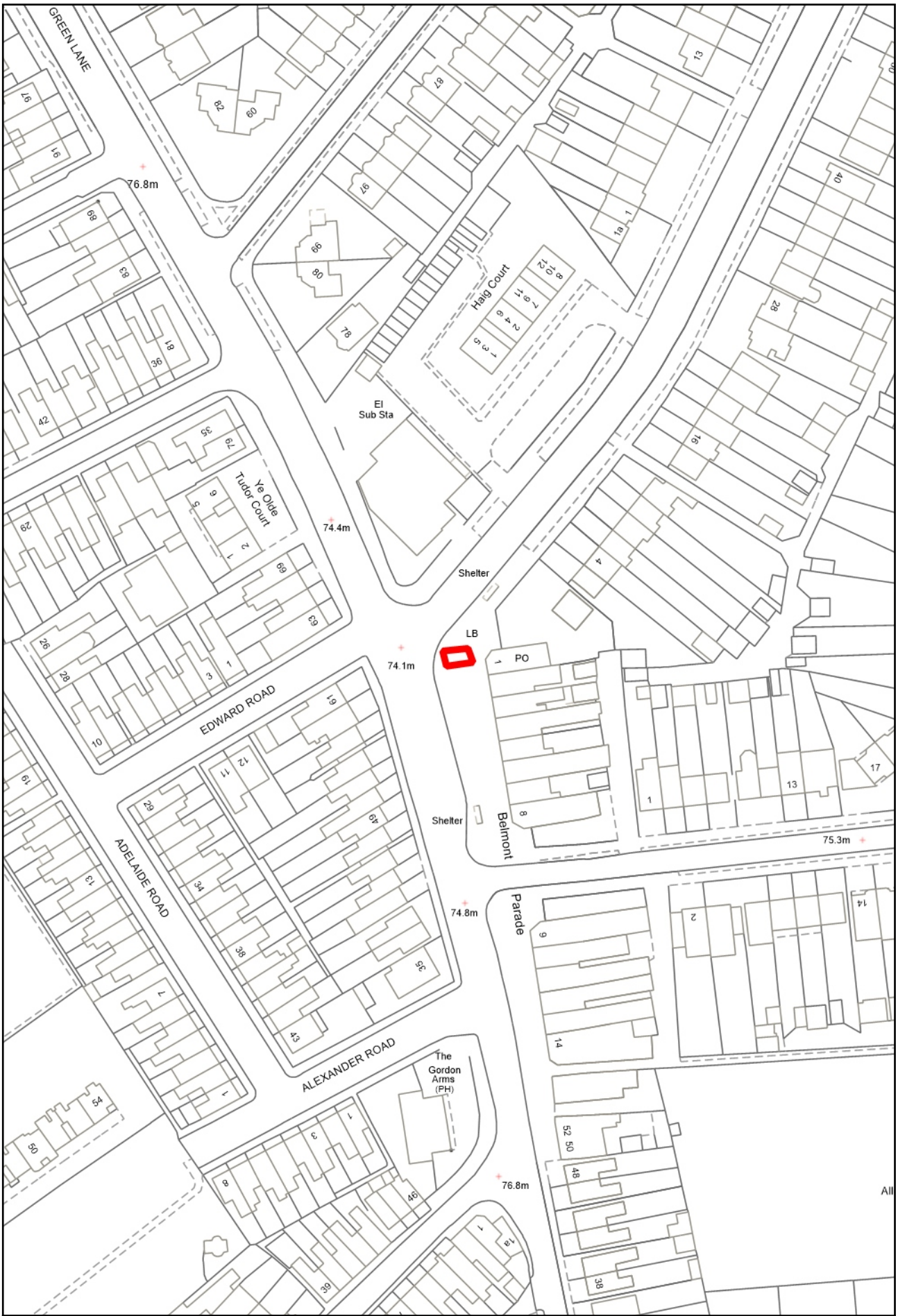
RECOMMENDATION: Grant Advertisement Consent

Subject to the following conditions:


- 1. Standard – maintenance of sign**
- 2. Standard – maintenance of sign support/structure**
- 3. Standard – removal of sign in accordance with Advert Regulations**
- 4. Standard – consent of the landowner**
- 5. Standard – time limit of 5 years**
- 6. Standard – compliance with the approved plan**
- 7. No illumination**


Any other planning condition(s) considered necessary by the Assistant Director of Planning

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21/05670/ADV



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