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DATE: 15 June 2022

To: Members of the
PLANS SUB-COMMITTEE NO. 1

Councillor Alexa Michael (Chairman)
Councillor Charles Joel (Vice-Chairman)
Councillors Graeme Casey, Kira Gabbert, Christine Harris, Ruth McGregor,
Tony Owen, Shaun Slator and Mark Smith

A meeting of the Plans Sub-Committee No. 1 will be held at Bromley Civic Centre on
THURSDAY 23 JUNE 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 telephone Democratic Services on 020 8461 7743 or email 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 31 MARCH 2022**
(Pages 1 - 8)
- 4 **PLANNING APPLICATIONS**

Report No.	Ward	Page No.	Application Number and Address
4.1	Beckenham Town and Copers Cope Conservation Area	9 - 20	(21/05151/ADV - 150-156 High St, Beckenham, BR3 1EA)
4.2	Kelsey and Eden Park	21 - 30	(21/05240/FULL6) - 62 Kenwood Drive, Beckenham, BR3 6QY
4.3	Bromley Common and Holwood Conservation Area	31 - 50	(22/00781/FULL1 - 1 Beech Dell, Keston, BR2 6EP)

5 **CONTRAVENTIONS AND OTHER ISSUES**

Report No.	Ward	Page No.	Application Number and Address
No Reports			

6 **TREE PRESERVATION ORDERS**

Report No.	Ward	Page No.	Application Number and Address
No Reports			

The Council's [Local Planning Protocol and Code of Conduct](#) sets out how planning applications are dealt with in Bromley.

PLANS SUB-COMMITTEE NO. 1

Minutes of the meeting held at 7.00 pm on 31 March 2022

Present:

Councillor Alexa Michael (Chairman)
Councillor Christine Harris (Vice-Chairman)
Councillors Kathy Bance MBE, Katy Boughey, Kira Gabbert,
Samaris Huntington-Thresher, Charles Joel, Tony Owen and
Suraj Sharma

Also Present:

Councillors Colin Smith, Will Harmer, Michael Tickner and
Kevin Kennedy-Brooks

89 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS

There were no apologies for absence.

90 DECLARATIONS OF INTEREST

There were no declarations of interest.

91 CONFIRMATION OF MINUTES OF MEETING HELD ON 3rd FEBRUARY 2022

The minutes of the meeting held on 3rd February 2022 were agreed and signed as a correct record.

92 PLANNING APPLICATIONS

Application No. and Address of Property

92.1 BICKLEY

**(17/02468/CONDT8) - St Hugh's Playing Fields,
Bickley Road, Bromley**

Description of Application: Details of conditions submitted in relation to planning permission ref: 17/02468/FULL1: Condition 24—Community Use Agreement.

The Development Management Area Team Leader (Victoria Wood) commenced with a brief outline of the application and the details of the proposed community use agreement. There were no external floodlights and so activities would be constrained by the hours of daylight. All car parking on site would be available for the community users. She explained that the Community Use Agreement had been supported by Sports England and that no technical objections had been received. The Development Management Area Team Leader concluded by stating that it was recommended that the condition be discharged.

Oral representations in support and in objection to the application were received on the night.

Ward Councillor Kira Gabbert asked Jill Wyman (Chief Operating Officer for Bullers Wood School) what the outcome was of recent negotiations with residents. Councillor Gabbert expressed the view that with 128 objections it seemed that the agreement was not balanced as was claimed. Ms Wyman responded that the discussions were held as late as the Sunday before the meeting and that there were still unresolved issues that she had offered to take back to the Trust Board. She said that the issues raised were issues that had been raised previously.

Councillor Gabbert asked if more time was required for discussions with local residents. Ms Wyman responded that she was always happy to take back the concerns of local residents to the Trust Board and other stakeholders. She did not agree that more time was required for further discussions as all of the concerns being raised had been raised in the past.

The Leader and Ward Councillor Colin Smith spoke at the meeting. Councillor Smith stated that he had come to speak to support residents for a deferral of the application to allow more time for a conciliatory position to be reached via further dialogue. He mentioned that in the planning report there was reference to three other school sites where similar user agreements to the one being sought by the school had been granted. He expressed the view that such a comparison was inappropriate as each planning application had to be considered on its own merits. Councillor Smith requested that the application be deferred to allow more time for conciliatory talks to

continue.

The Chairman pointed out that all options were open to Members in terms of voting, but if the application was deferred then a notice could be sought seeking that the Council make a decision within a specified time period which was normally 14 days. The Development Management Area Team Leader confirmed that this was the case and the 14 day period would be based on when the request letter was submitted to the Council. If this decision could not then be determined at a planning committee due to time constraints, then it would need to be made under delegated powers.

Ward Councillor Kira Gabbert moved for Deferral.

The Deferral was seconded by Councillor Sharma.

Members having considered the report, objections and representations, **RESOLVED that the application be DEFERRED** to seek further consideration of/reduction in the hours of community use within the Community Use Agreement.

**92.2
COPERS COPER**

**(20/05047/FULL1) - Woodhayes, 76A The Avenue,
Beckenham, BR3 5ES**

Amended plans and description: Demolition of the existing dwellings (No.76A and 76B The Avenue), erection of a five storey building to provide 18 flats (comprising 10 - one bed and 8 - two bed), provision of 18 parking spaces with cycle and bin storage and hard and soft landscaping.

An introduction to the application was provided by Jessica Lai—Senior Planner. This was classed as a major planning application and the recommendation was that permission be granted, subject to planning conditions and the completion of a section 106 legal agreement. She said that the site was not located in a conservation area and that there were no heritage issues that had been identified.

Members noted that there had been an update from the Energy Officer.

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

Oral objections to the application were received from Ward Councillor Michael Tickner and he requested that the application be refused.

The Chairman moved that the application be refused and this was seconded by Cllr Bance.

Members, having considered the report, objections and representations RESOLVED that the application be REFUSED for the following reasons:

The proposed development, by reason of its design, height, scale, massing, siting, relationship with its surrounding area and close proximity to the boundary with No. 76C The Avenue would represent over-development, out of keeping and character with its surrounding area. The proposal would also fail to fully demonstrate the development would not have a detrimental impact on the neighbouring amenities in terms of outlook, enclosure and overshadowing and contrary to Policies 4 and 37 of the Bromley Local Plan and Policy D3 of the London Plan.

**92.3
PENGE AND CATOR**

(20/05254/FULL1) 85A Royston Road, SE20 7QW.

Description of Application: Construction of three storey residential building comprising six flats (1 no one bedroom, 3 no. two bedroom and 2 no. three bedroom) with associated cycle and car parking, refuse storage and landscaping. (REVISED DRAWINGS AND INFORMATION RECEIVED 9/12/21 and 20/12/21. REVISED DESCRIPTION TO REFLECT AMENDED SIZE OF FLATS - NO. OF BEDROOMS)

This application was introduced by the Development Management Area Team Leader (Andy Lambert). The recommendation was for permission and the application had been called in by a Councillor.

There had been a late objection from a nearby resident.

An oral representation in support of the application was received at the meeting.

Oral representations in objection to the application were received from Ward Councillor Kevin Kennedy-Brooks. Councillor Kennedy-Brooks and Ward

Councillor Kathy Bance moved that the application be Deferred.

The Development Management Area Team Leader commented that consideration had been applied to amenity and privacy issues and it had been concluded that these issues were acceptable and should not mitigate against the application being permitted. He also commented that the application had to be considered on its own merits.

Councillor Sharma moved that permission be granted and this was seconded by the Chairman.

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 of Planning.

**92.4
CRAY VALLEY EAST**

**(21/02546/FULL1) - Land Opposite Econ House,
Old Maidstone Road, Sidcup, Bromley**

Description of Application: Relocation of general waste materials store to Land Opposite Econ House (from Land at The Chalk Pit, Old Maidstone Road), together with retention of existing buildings and activities on Land Opposite Econ House.

The Development Manager Area Team Leader (Victoria Wood) provided a brief update on this application and it was noted that the application was considered to be an inappropriate use of the Green Belt.

Late representations in support of the application were circulated from the applicant's agent.

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

The Chairman moved that the application be refused and this was seconded by Cllr Joel.

Members having considered the report, objections and representations **RESOLVED the permission be REFUSED** as recommended for the reasons set out in the report of the assistant director of planning.

**92.5
BROMLEY TOWN**

(21/04122/FULL1) - 2 Bromley Avenue, BR1 4BQ

Description of Application: Demolition of an existing two storey dwelling house and the construction of a 3 storey building, including accommodation in the roof space comprising of five apartment units with associated parking, community space and cycle storage for 14 bikes.

This application was recommended for permission.

An introduction to the application was provided by the Development Management Area Team Leader (Andy Lambert). He mentioned that the application was called in by a Ward Councillor. He said that the Highways Department was happy with the number of parking spaces included in the application. He mentioned that further local objections had been received since the compilation of the report.

The Committee noted that a late objection and correspondence from the agent had been received suggesting an amendment if Members were so minded.

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

Written objections from Ward Councillor Michael Rutherford were received and circulated to Members. He had indicated that the application was out of scale with the surrounding area.

Oral representations from visiting Ward Councillor William Harmer in objection to the application were received at the meeting.

The Chairman noted that there had been a considerable number of objections to the application. She felt that this application was not suitable for the site due to its size, scale and generally being out of keeping with the current street scene. She moved to refuse the application and this was seconded by Cllr Gabbert.

Members, having considered the report, objections and representations, RESOLVED that the application be REFUSED for the following reasons:

The proposal, by reason of the bulk, size and massing of the flatted development would be out of scale and character with the distinctive qualities of the surrounding residential area and would be detrimental to the visual amenities of the area and the street scene, thereby contrary to Policies 4 and 37 of the Bromley Local Plan and Policy D3 of the London Plan.

**92.6
COPERS COPE**

**(21/05366/FULL1) - 66 High Street, Beckenham,
BR3 1ED**

Description of Application: Retention of replacement shopfront (Retrospective Application).

The Development Management Area Team Leader (Andy Lambert) introduced the application. The application sat in the Beckenham Town Centre Conservation Area and had been called in by a Councillor. This was a retrospective application for a new shop front with bi-folding doors. It was noted that the Conservation Officer and the Advisory Panel did not raise any objections to the application.

The Chairman moved that the application be permitted and this was seconded by Cllr Joel.

Members, having considered the report, objections and representations, **RESOLVED that permission be GRANTED** as recommended, subject to the conditions and informatives set out in the report of the Assistant Director for Planning.

**92.7
CRAY VALLEY EAST**

**(20/02234/FULL1) - Rosedale, Hockenden Lane,
Swanley, BR8 7QN**

The Chairman moved to contest the appeal and this was seconded by Cllr Sharma.

Members resolved to contest the appeal on the following grounds:

GROUND 1 AMENDED AS FOLLOWS:

The proposal by reason of increase in the number of pitches and associated development including hardstanding on the site results in an overdevelopment harmful to the amenities of neighbouring residents, including by reason of visual impact, contrary to Policies 12 and 37 of the Bromley

Local Plan.

GROUND 2 DELETED.

93 CONTRAVENTIONS AND OTHER ISSUES

NO REPORTS

94 TREE PRESERVATION ORDERS

NO REPORTS

The meeting ended at 9.30 pm

Chairman

Agenda Item 4.1

Committee Date	23.06.2022	
Address	Slug And Lettuce 150 - 156 High Street Beckenham BR3 1EA	
Application Number	21/05151/ADV	Officer - Louisa Bruce
Ward	Beckenham Town and Copers Cope	
Proposal	Retrospective installation of replacement signage to include 1 x fascia sign, 1 x menu case, 7 x internally applied window graphics, 2 x lanterns, two new replacement awnings, 1 x brass plaque, spotlights and external signwriting to planter boxes.	
Applicant	Agent	
Mrs Shepley	Mrs Gillian Shepley	
Slug And Lettuce 150 - 156 High Street Beckenham BR3 1EA	Ashleigh House Beckbridge Road Normanton WF6 1TE	
Reason for referral to committee	Councillor call in	
	Call-In	Yes

RECOMMENDATION	Application Permitted
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<p>KEY DESIGNATIONS</p> <p>Conservation Area: Beckenham Town Centre Areas of Archeological Significance Biggin Hill Safeguarding Area London City Airport Safeguarding Primary Shopping Frontage Smoke Control SCA 12</p>

Representation summary	A site notice was displayed on 26 th May 2022. Local residents were notified on the 19 th November 2021.	
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 character and appearance of the Conservation Area would be preserved
- The development would not adversely affect the amenities of neighbouring residential properties

2. LOCATION

- 2.1 The application site comprises of The Manor House Pub (formerly The Slug and Lettuce) located on the northern side of Beckenham High Street. The pub sits between two charity shops Cancer Research and Oxfam. The site is designated as Primary Shopping Frontage and also lies in the Beckenham Town Conservation Area.



 This image cannot currently be displayed.

3. PROPOSAL

- 3.1 The application seeks retrospective advertisement consent for the installation of replacement signage to include 1 x fascia sign, 1 x menu case, 7 x internally applied window graphics, 2 x lanterns, two new replacement awnings, 1 x brass plaque, spotlights and external signwriting to planter boxes. Revised drawings were received on the 27th April 2022 which removed the proposed lettering to the first floor of the building displaying the words '*purveyor of quality craft beer*' and '*cocktails, spirits, live music*' and projecting hanging sign from the application.
- 3.2 Revised plans were received on the 27th April 2022 which removed the lettering to the first floor front elevation displaying the words '*purveyor of quality craft beer*' and '*cocktails, spirits, live music*. The projecting hanging sign over the entrance to the pub was also removed from the proposal.



4. RELEVANT PLANNING HISTORY

- 4.1 The site has a long planning history. The last application submitted to the Council is outlined below.

Under planning application ref: 17/00662/ADV advertisement consent was granted for 1x externally illuminated fascia sign (Retrospective).

5. CONSULTATION SUMMARY

A) Statutory

Conservation Officer (*No objections*)

This looks fine to me. Slightly different colour scheme and removal of hanging sign.

Advisory Panel for Conservation Areas (*No objections*):

No comments received

Environmental Health Pollution Officer (*No objections*):

No objections

Highways (*No objections*):

The projecting sign appears to overhang the highway so please include informative. I have no objections to this application from a highway perspective.

B) Local Groups

No objections received

C) Adjoining Occupiers

No objections 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 National Planning Policy Framework was published on 19th February 2019. The development plan for Bromley comprises the London Plan (March 2021) and the Bromley Local Plan (January 2019). The NPPF does not change the legal status of the development plan.

London Plan

- D4 Delivering good design
- D8 Public realm
- HC1 Heritage, Conservation and growth
- SD6 Town Centres and High Streets

Bromley Local Plan

- 37 General Design of Development
- 41 Conservation Areas
- 102 Advertisements.

SPG1 - General Design Principles
Beckenham Town Centre Conservation Area Guidance

A Beckenham Design Guide for Shopfronts was informally approved at the meeting of the Development Control Committee on 2nd November 2021. The content of the Guide is noted insofar as the Committee considered it to represent best practice but the informal status of the document will affect the weight that can be given to it in the assessment and determination of the application.

7. ASSESSMENT

- 7.1 The main issue in this case is whether the proposed replacement signage and awning would be significantly harmful to the appearance and character of the Beckenham Town Centre Conservation area within which the property lies. Consideration should also be given to pedestrian and highway safety.

Design – Acceptable

- 7.2 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. London Plan and BLP policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.
- 7.3 Policy 37 of the Local Plan details that all development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. To summarise developments will be expected to meet all of the following criteria where they are relevant; be imaginative and attractive to look at, of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas; positively contribute to the existing street scene and/or landscape and respect important views, heritage assets, skylines, landmarks or landscape features; create attractive settings; allow for adequate daylight and sunlight to penetrate in and between buildings; respect the amenity of occupiers of neighbouring buildings and those of future occupants; be of a sustainable design and construction; accessible to all; secure; include; suitable waste and refuse facilities and respect non designated heritage assets.
- 7.4 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.

7.5 Fascia sign (Item 1)

The main fascia sign located on the front elevation of the pub and has already been installed. The fascia measures 11.1m in width by 0.8m in height and 0.5m in depth and will be externally illuminated at a level of 200 cd/m². The fascia details the name of the pub '*The Manor House*' and the company '*Red Cat*'.

7.6 Window vinyl's (Item 3, 4 and 4a)

Several decorative window vinyl's will be displayed displaying the words 'cocktails', 'spirits', 'live music', 'craft beer', 'red cat' on the windows of the pub.

7.7 Menu case (Item 5)

The menu case will be located on the front elevation of the pub next to the main entrance and has already been installed. The menu case will be finished in brass and measure 0.4m in width by 0.9m in height.

7.8 Window vinyl (Item 6)

A window vinyl displaying the symbol of a crest will be displayed on the windows of the pub.

7.9 Plaque (Item 8)

A brass plaque has been installed to the front elevation of the pub under the menu case and measures 0.27m in width by 0.183m in height.

7.10 Awning (Item 9)

The existing awning is shown to be reskinned and will be red in colour and contain the name of the pub.

7.11 Spotlights

Six Pinpoint spotlights illuminating the brickwork on the first floor have already been installed.

7.12 External signwriting

Eight planter boxes will be written with the name of the pub/company to the external area to the front of the pub.

7.13 The replacement signage is within the context of the building and appropriate within this business location. The signage is considered to be appropriate in size and the luminance levels appropriate for this commercial location. The signs do not result in a visual clutter or proliferation of signage at

this particular unit. The agent has confirmed that the replacement signage is no larger or deeper than the existing.

- 7.14 On balance the proposal is considered to comply with Policy 102 of the Local Plan and does not have a detrimental impact on the visual amenities of the area.

Heritage Impact – Acceptable

- 7.15 Policy 41 of the Bromley Local Plan states that Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Proposals for new development, for engineering works, alteration or extension to a building or for change of use of land or buildings within a conservation area will need to preserve and enhance its characteristics and appearance by:

- o Respecting or complementing the layout, scale, form and materials of existing buildings and spaces;
- o Respecting and incorporating in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and
- o Using high quality materials.

- 7.16 The site is located within the Beckenham Town Centre Conservation Area. The Conservation Officer has confirmed that they raise no objections on the basis that the signage is no larger or deeper than the existing. The internal illumination levels, given the site benefits from existing signage it is not considered to result in a significant increase in harm over and above that already existing, and would not be sufficient to warrant refusal on these grounds.

- 7.17 It is noted there are a variety of different advertisements within the high street, including large fasciae with evidence of both internal and external illumination. There is also evidence of a number of externally and internally illuminated projecting signs within the high street.

- 7.18 The signage and awning which has been installed is considered to be in keeping with the host building and surrounding streetscene. The text on the fascia would not dominate the buildings frontage. The proposed new red awning would be a contrasting colour to the grey signage. The Conservation Officer has raised no objections to the proposed advertisements.

Highway safety – Acceptable

- 7.19 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 development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

- 7.20 London Plan and Local Plan Policies encourage sustainable transport modes whilst recognising the need for appropriate parking provision. Car parking standards within the London Plan and Local Plan should be used as a basis for assessment.
- 7.21 In relation to pedestrian and highway no objections have been raised by the Council's highways office. The location and design of the sign would not result in a road safety hazard or interference with any visibility splays.

Neighbouring amenity – *Acceptable*

- 7.22 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.
- 7.23 Whilst it is not known if the upper floors of the property are in residential use given the town centre location the proposal is not considered excessive or harmful to residential amenity.
- 7.24 The proposed signs would replace the existing signage on site. The Council's Environmental Health Officer has raised no objections to the application and therefore, it is considered that no substantial impacts to neighbouring amenity would arise as a result of the proposed development.

8. CONCLUSION

- 8.1 It is considered that the proposed advertisements are acceptable in that they would preserve the character and appearance of the Conservation Area. There would be no harm to highway or pedestrian safety and therefore the advertisements are considered to be in accord with BLP Policies 41 and 102.
- 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

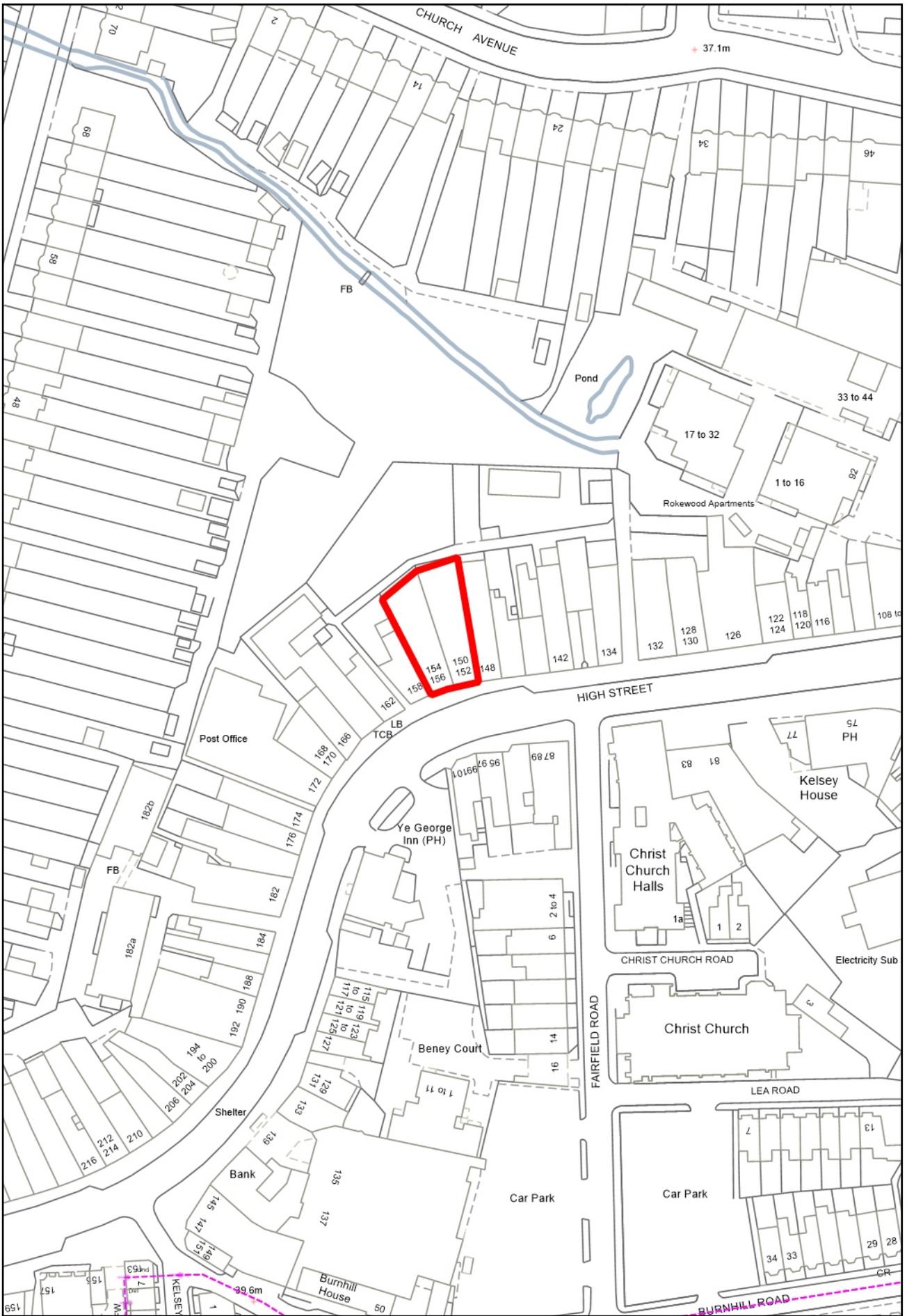
Subject to the following conditions:

1. Materials in accordance with plans
2. Compliance with plans
3. Advert time limit (standard 5 year period)
4. Restriction of luminance levels

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

Informatives

Illuminated signs visible from the highway must comply with the latest issue of the Institute of Lighting Engineers.



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Ordnance Survey 100017661.


156-156 High Street, Beckenham



14 June 2022 1:1250


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Agenda Item 4.2

Committee Date	23.06.22		
Address	62 Kenwood Drive Beckenham BR3 6QY		
Application Number	21/05240/FULL6	Officer - Emily Harris	
Ward	Kelsey And Eden Park		
Proposal	Conversion of garage into habitable room, part one/two storey rear extension with Juliet balcony, enlargement of front roof incorporating a pitched roof to front extension and elevational alterations		
Applicant	Agent		
Mr Tommy Major	Mr Gerry Attoe		
62 Kenwood Drive Beckenham BR3 6QY	4A Marechal Niel Parade, Main Road Sidcup DA14 6QF		
Reason for referral to committee	Call-In	Councillor 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 21</p>
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Vehicle parking	Existing number of spaces	Total proposed including spaces	Difference in spaces (+ or -)
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		retained	
Standard car spaces	3	2	-1
Disabled car spaces			
Cycle			

Representation summary	<ul style="list-style-type: none"> • Neighbour notification letters were sent on the 30/11/21 • Revised plans were received and neighbours were consulted on 17/01/21 • A second set of revised plans were received on 13/05/22 which saw a reduction in the width of the two storey rear extension.
Total number of responses	2
Number in support	0
Number of objections	2

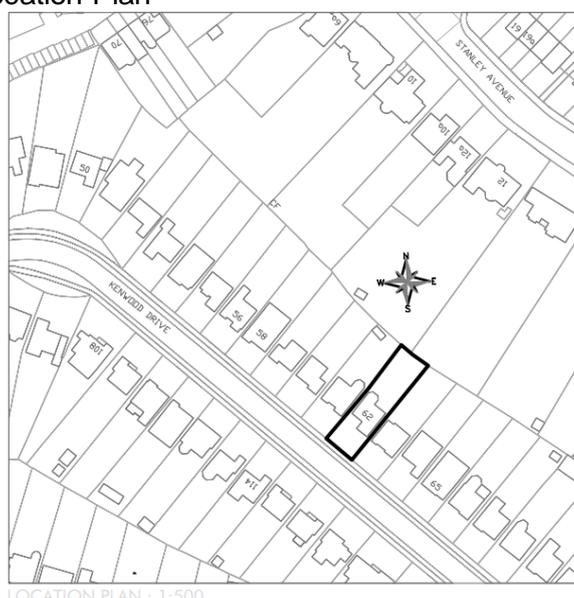
1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 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 of a detached dwelling on the northern side of Kenwood Drive, Beckenham. The property is not listed and does not lie within an area of special designation.

Figure 1: Site Location Plan



3. PROPOSAL

- The application seeks planning permission for the construction of a part single, part two storey rear extension and the replacement of the flat roof to the front extension, with a pitched roof.
- The two-storey rear extension would have a depth of 4m and would have a width of 5.6m. It would have a pitched roof which would be set down from the main ridgeline by approximately 0.5m. No additional windows are proposed to either side elevation. To the rear elevation a Juliet balcony and a window are proposed.
- A single storey rear extension is also proposed which would have a width of 3.4m with a flat roof and a height of 3.4m. The extension would have sliding doors to the rear elevation.
- To the front elevation a crown roof is proposed to replace the existing flat roof of the existing two storey front extension.
- The proposal is also proposed to include the addition of a rooflight to the rear single storey rear extension.

Figure 2: Existing and proposed side and front elevation



Figure 3: Existing and proposed side and rear elevation



Figure 4: Front of property



Figure 5: Rear of Property



4. RELEVANT PLANNING HISTORY

The following planning history was found on the site:

- 99/01691/FULL1 - Single storey rear extension – Permitted.

5. CONSULTATION SUMMARY

A) Statutory

- Highways – **No objection** - The development will result in loss of one parking space by removal of the garage. However, there are spaces available within the site's curtilage which would be utilised for parking. Therefore, on balance as it is a small development, I raise no objection to this proposal.

B) Local Groups

None.

C) Adjoining Occupiers

- Inaccuracies within the plans [amended plans were received and the neighbours were notified on 17/01/21]
- This significant rearward projection combined with the high eaves height of the proposed extension would clearly result in a conflict of the 45° plan-and-section rule outlined above and thereby cause serious overshadowing and loss of light to my client's ground floor windows.

- Overshadowing to rear glazed sun-room.
- It is also noted a new first floor side window is proposed. The side window should be obscure glazed.
- The height of the extension would be an oppressive and dominating feature.
- Loss of privacy as a result of the Juliet balcony.

Summarised

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 proposed two storey rear and single storey rear extension would add significant size and bulk to the rear of the dwelling. However, it would have a limited impact on the visual amenities of the area as it would largely be screened from view by virtue of it's setting at the rear of the property. The materials are proposed to match existing and therefore the proposed single and two storey rear extensions are considered to comply with the above policy.

7.1.2 To the front elevation a crown roof is proposed over the two storey front extension. This would be a complementary addition which would replace the existing flat roof. The pitch of the roof would be set down from the main ridgeline and as such this is considered to be an improvement from a design perspective.

7.1.3 The proposed materials will match those of the host dwelling which would be complementary and compatible with the application site and the surrounding area.

7.2 Highways – Acceptable

7.2.1 The conversion of the garage into a habitable space would result in the loss of one parking space. There are parking spaces on the driveway and the Highways Officer has not raised any objection.

7.3 Neighbourhood Amenity – Acceptable

- 7.3.1 With regards to the impact on neighbouring amenity, the main impact would be with regards to the two storey rear extension which would be located 1.5m away from the boundary to the south east, shared with No. 63. The proposed two storey rear extension would have a depth of 4m and a width of 5.6m. No.63, benefits from a single storey rear sunroom which projects along the side of this neighbouring dwelling. It is noted that the sunroom has obscure glazed windows to the side elevation, and clear glazed windows to the rear elevation. It is used as a sun-room by the occupiers of the property and can be seen in Figure 5. The proposed extension would be to the north-west of this conservatory. Given the orientation of the dwellings, with the proposed extension to the north-west of the No.63, it is considered that the proposal would not result in a detrimental level of overshadowing or loss of light. Furthermore, with regards to the loss of outlook, the siting and scale of the proposal would not appear as an overly dominant or intrusive feature from the rear facing window of the sunroom as the dominant feature in views from the room would remain the rear garden which has an open aspect, and this would not be changed by the proposed development.

Figure 6: The sun-room of No. 63



- 7.3.2 With regards to the impact on the first-floor rear facing window, the extension does appear to comply with the 45-degree rule when taken from the centre of this rear window. As such, this is not considered to result in a loss of outlook or prospect which would warrant refusal.
- 7.3.3 A first floor flank window is proposed to the side elevation which is shown to serve a bathroom. Subject to the imposition of a condition regarding the use and retention of obscure glazing to the proposed first floor side window, 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. This condition also specifies that the window shall be non-opening unless the parts of

the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

7.3.4 With regards to the proposed two storey front extension, the extension would be set away from the shared boundary either side and therefore there would not be a detrimental impact on either neighbouring dwelling.

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.

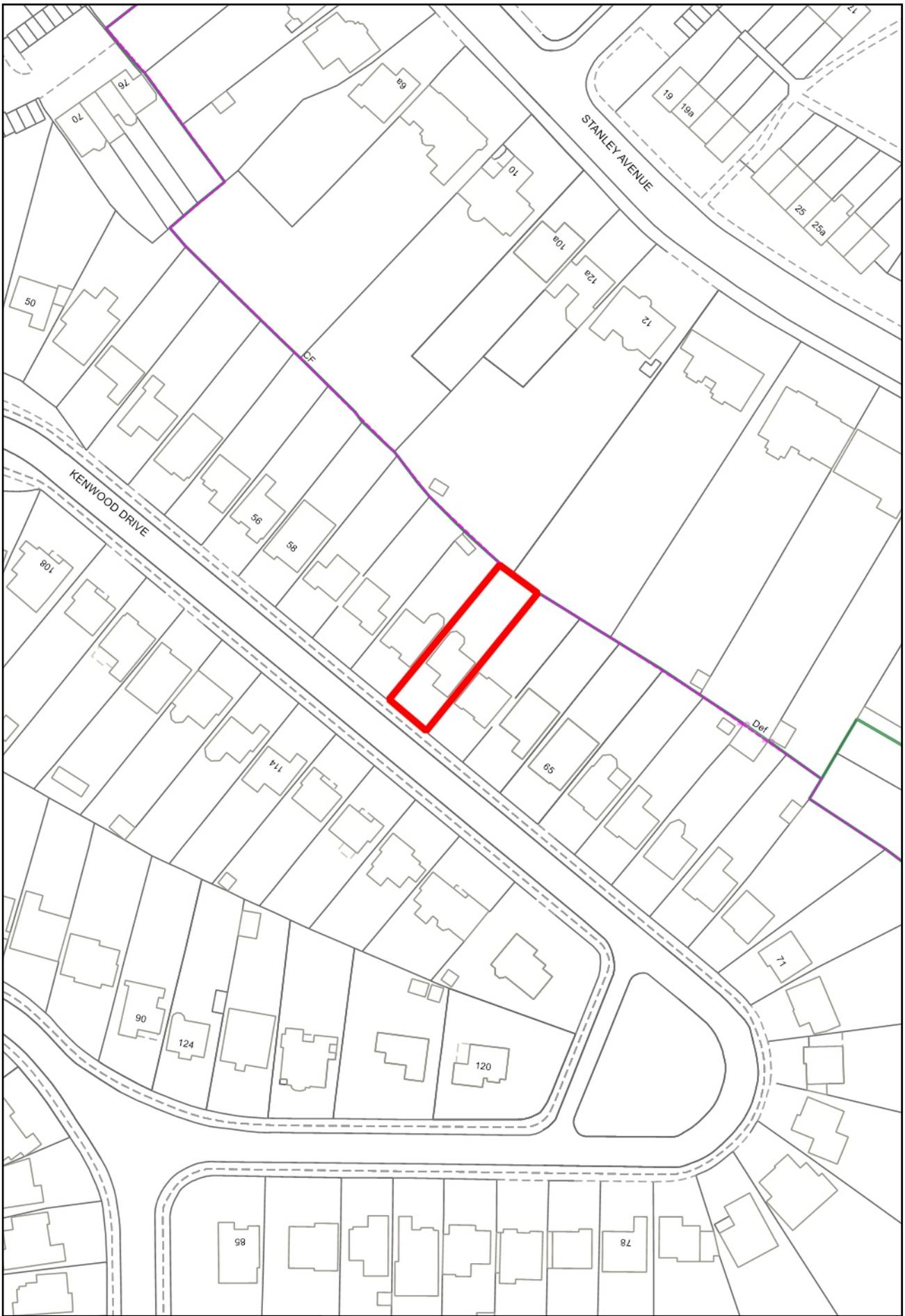
8.2 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: Application Permitted

Subject to the following conditions:

1. Time Period
2. Materials to match existing
3. Compliance with Approved plans
4. Obscure Glazed/Fixed Shut First Floor Sside Windows

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



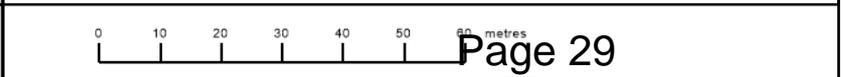
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14 June 2022

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Agenda Item 4.3

Committee Date	23.06.2022	
Address	1 Beech Dell Keston BR2 6EP	
Application Number	22/00781/FULL1	Officer - Louisa Bruce
Ward	Bromley Common And Keston	
Proposal	Demolition of existing house and outbuildings and replacement with new detached house and garden pavilion.	
Applicant Mr Adil Adil	Agent Mr Robert Colley	
1, Beech Dell Keston BR2 6EP	Nepicar House London Road Wrotham Heath Sevenoaks TN15 7RS	
Reason for referral to committee	Call-in	Councillor call in Yes

RECOMMENDATION	Application Refused
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KEY DESIGNATIONS Conservation Area: Keston Park Biggin Hill Safeguarding Area London City Airport Safeguarding Smoke Control SCA 14
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Land use Details		
	Use Class or Use description	Floor space (GIA SQM)
Existing	C3	371

Proposed	C3	1620
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Vehicle parking	Existing number of spaces	Total proposed including retained spaces	Difference in spaces (+ or -)
Standard car spaces	5	8	+3
Disabled car spaces	0	0	0
Cycle	0	0	0

Electric car charging points	Percentage or number out of total spaces 0
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Representation summary	Site notice displayed on the 3rd March 2022. Residents notified of application on 2 nd March 2022.	
Total number of responses	3	
Number in support	0	
Number of objections	3	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The demolition of the existing property would deprive the immediate vicinity of an attractive building and harm the character and appearance of the Conservation Area.
- The proposed replacement building by reason of its design, massing and use of materials would be detrimental to the character and appearance of the Keston Park Conservation Area, and would therefore represent an inappropriate and visually obtrusive development that would neither preserve or enhance the character and appearance or the visual amenities of the conservation area.

2. LOCATION

2.1 The site comprises an existing two storey thatched detached property with a garage linked at first floor. The property is set back from the road by approximately 45m with a summer and pool house to the front. The existing house itself is located on a relatively flat area, however to the side, the gardens steps then slopes down towards the pond and then rises back up through the trees to the side boundaries.

2.2 1 Beech Dell is a residential road within the Keston Park Conservation Area and the surrounding area is predominately characterised by large wide fronted detached properties on deep plots with private drives and off-road parking. The surrounding area comprises a range of architectural styles and materials ranging from Arts & Craft and mock Tudor through to Georgian

symmetry and some contemporary houses. There are a variety of styles seen in the nearby street scenes, creating a varied surrounding context.

- 2.3 The property lies within the Keston Park estate and also within the Keston Park Conservation Area.





3 PROPOSAL

- 3.1 Planning permission is sought for the demolition of existing detached property and outbuildings and replacement with a two storey detached house incorporating a garage, indoor swimming pool, gym, cinema and bar (among other facilities) in the basement. A drawing room, kitchen, dining area, lounge, office and nanny suite is proposed on the ground floor with external terrace area and five bedrooms with bathrooms/en-suites proposed on the first floor. The proposal also includes a garden pavilion together with associated hard and soft landscaping. A new driveway would include three parking bays.
- 3.2 The accompanying Design and Access Statement sets out at paragraph 4.1.1 *“in keeping with many other properties across the Keston Park estate, this is going to be a ‘large’ luxury house. The existing house GIA is 371m² and the proposed one will be 1620m²”*. This represents an increase of 1,249m².
- 3.3 The proposed new dwellinghouse will be located roughly in the same location as the existing albeit extended further eastwards and northwards across the site. The dwellinghouse will consist of a basement, ground and first floor.
- 3.4 The style of the house will be neo-classical and will have a flat roof design. Paragraph 4.4.1 of the accompanying Design and Access Statement sets out that the *“design of the house is intended to be architecturally striking to significantly enhance its immediate setting and wider surroundings”*. The driveway is proposed to be widened nearer the house to allow vehicles to sweep around and drive back out onto Beech Dell facing forwards. Additional parking will also be provided for another 3 cars.
- 3.5 The new property is proposed to be finished with a range of materials including Portland Stone, high quality glazing, black marble cladding and white render. The basement will be finished with white silicone render with large formatted steel framed glazing. The new garden pavilion is proposed to be finished with Portland Stone with a metal cantilever feature to frame two new trees.
- 3.6 The application is accompanied by a Design and Access Statement, an Arboricultural Report and a Heritage Statement.



4. RELEVANT PLANNING HISTORY

- 4.1 Under planning application ref:- 21/00491/FULL1 planning permission was refused for demolition of existing house and outbuildings and replacement three storey detached house with garage in basement. Garden pavilion. New terrace area together with associated hard and soft landscaping. New driveway with three parking bays. An appeal is currently in progress against the Council's decision.

The Council refused permission by Notice dated 23 July 2021 – following its determination by the Planning Sub-Committee of 8 July 2021 – for the following reasons:

“1. The existing building is a two-storey Mock Tudor style dwelling which typifies the original concept of the park, and its historic appearance and setting contributes to the value of the retention of the older buildings in Keston Park Conservation Area. Its demolition would deprive the immediate vicinity of an attractive building and harm the character and appearance of the Conservation Area generally, thereby contrary to Policy 41 of the Bromley Local Plan and Policy HC1 of the London Plan and National Planning Policy Framework.

2. The proposed replacement building by reason of its design, massing, scale use of modern materials would be detrimental to the character and appearance of the Keston Park Conservation Area, and would therefore represent an inappropriate and visually obtrusive development that would neither preserve or enhance the character and appearance or the visual amenities of the conservation area, thereby contrary to Policies 4, 37 and 41 of the Bromley Local Plan and Policy HC1 of the London Plan.”

- 4.2 Under planning application ref:- 14/04011/PLUD a Lawful Development Certificate was granted for a replacement tiled roof.
- 4.3 Under planning application ref:- 97/00517/FUL planning permission was granted for an entrance gate, brick piers and arch (Retrospective Application).
- 4.4 Under planning application ref:- 96/02118/FUL planning permission was refused for brick piers entrance, gates and arch (Retrospective Application).
- 4.5 Under planning application ref:- 94/01752/CON planning permission was granted for demolition of detached triple garage (Conservation Area Consent).
- 4.6 Under planning application ref:- 94/01746/FUL planning permission was granted for a two storey rear and single storey front/side and side extensions.

5. CONSULTATION SUMMARY

A) Statutory

APCA - Objection

Loss of positive contribution building very poor design not appropriate. Replacement totally out of character. Enormous.

Conservation Officer - Objection

A previous application at the site (21/00491/FULL1) was refused and is now at appeal. This came before the APCA committee in April 2021. This is an amended design the demolition element is still proposed.

Previous reasons for refusal:

“1 The existing building is a two-storey Mock Tudor style dwelling which typifies the original concept of the park, and its historic appearance and setting contributes to the value of the retention of the older buildings in Keston Park Conservation Area. Its demolition would deprive the immediate vicinity of an attractive building and harm the character and appearance of the Conservation Area generally, thereby contrary to Policy 41 of the Bromley Local Plan and Policy HC1 of the London Plan and National Planning Policy Framework.

2. The proposed replacement building by reason of its design, massing, scale use of modern materials would be detrimental to the character and appearance of the Keston Park Conservation Area, and would therefore represent an inappropriate and visually obtrusive development that would neither preserve or enhance the character and appearance or the visual amenities of the conservation area, thereby contrary to Policies 4, 37 and 41 of the Bromley Local Plan and Policy HC1 of the London Plan.”

My comments: “I agree with APCA comments. In my view under the NPPF levels of harm, this proposal causes substantial harm to the designated heritage asset (the Conservation Area). I also consider that this house is a non-designated heritage asset and this proposal causes substantial harm to that as well and I see no particular justification made for this proposal.

The SPG says:

“3.3 The nature of the Park is such that the re-development (demolition and replacement) of individual dwellings may be possible if the proposal involves the replacement of a house that does not make a positive contribution to the character and appearance of the Park. [my underlining]

“3.19 There are a number of buildings that make a positive contribution towards the character or appearance of the estate. Every effort should be made to retain these buildings and to ensure that characteristic details are not lost.”

In my view this house does make a positive contribution to the character and appearance of the Park. The heritage statement contains only one photograph of the front of the house and a partial view down the drive. However, there are more photographs available on the Architects Site Photos Report. The architectural description of the house is limited to historic map regression which dates a house to the 1930s and a brief additional paragraph (3.8 – Heritage Statement).

Interestingly 3.9 states: “Mock Tudor style houses were widespread by the 1920s and 1930s as a traditional choice for architectural idiom that had evolved from earlier Arts & Crafts era”. This does in my view highlight the importance as they have now become quite a rare survival.

This particular house displays an attractive thatched roof and applied (and interestingly structural) timbers with unusual brick banded chimneys and attractive leaded light windows. Also, a relevant recent appeal decision in a nearby Conservation Area with similar issues. (Pucks Cottage)”

Highways – No objection

The property lies on a private road.

Drainage – No objection

Please advise the applicant that we will not accept the use of the existing pond and highway drain situated east of the development to discharge surface water run-off. There are no public surface water sewer near the site. As such the applicant is required to maximise the use of SUDS to attenuate for surface water run-off. Please impose condition PC06 (SUDS).

Thames Water – No objection

No objections subject to standard conditions and informatives.

Environmental Health – No objection

Subject to standard conditions and informatives

Trees – No objection

The application site is located in the conservation area, applying broad tree protection. An Arboricultural Report has been supplied in support of the scheme. Trees constraints have been identified and the proposal could be carried out in accordance with British Standard principles.

The dwelling itself is an unusual design, but I can see that retained trees could be incorporated well. I would like to see more detail in the form of a method statement and a landscape plan. I would therefore recommend the following conditions be applied to any forthcoming planning permission:

1. AG02 (Detailed landscaping works)
2. PC02 (Tree Protection Plan).

B) Local Groups

None

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 National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

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

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

London Plan Policies

- D4 Delivering good design
- D5 Inclusive Design
- HC1 Heritage conservation and growth
- G7 Trees and woodlands
- T6 Car parking

Bromley Local Plan

- 4 Housing Design
- 30 Parking
- 37 General Design of Development
- 41 Conservation Areas
- 43 Trees in Conservation Areas
- 73 Development and Trees

Supplementary Planning Guidance

- SPG1 - General Design Principles
- SPG2 - Residential Design Guidance
- Keston Park Supplementary Planning Guidance

7. ASSESSMENT

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

- Resubmission
- The loss of the existing dwelling
- The design and appearance of the scheme and the impact of these alterations on the character and appearance of the conservation area.
- Impact on the amenity of neighbouring properties
- The quality of living conditions for future occupiers
- Highways and traffic Issues
- Impact on trees within the site

7.2 Principle, Design and Conservation.

7.2.1 Paragraph 56 of the NPPF, indicates that, in general, the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, which is indivisible from good planning. In addition, it is acknowledged that paragraph 60 seeks that planning policies and decisions do not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative; however, it is proper to seek to promote or reinforce local distinctiveness. Paragraph 64, further states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

7.2.2 Policy 41 (Conservation Areas) states that in order to preserve or enhance the character or appearance of conservation areas, a proposal for new development within a conservation area will be expected to respect or complement the layout, scale, form and materials of existing buildings and spaces; respect and incorporate in the design existing landscape or other features that contribute to the character, appearance or historic value of the area; and ensure that the level of activity, traffic, parking services or noise

generated by the proposal will not detract from the character or appearance of the area.

- 7.2.3 The Keston Park Conservation SPG details that the Council will expect all proposals for new development to conform with the highly dispersed and wooded character of the conservation area, and with the approach taken by surrounding dwellings, especially in regard to the scale and height of construction, location within a plot (where material), design and materials used.
- 7.2.4 The application is a resubmission of a similar application that was refused by members of plans-sub committee 3 on the 8th July 2021. This application is currently pending an appeal which was lodged in October 2021. The current application before the Council shows an altered design of the proposed replacement dwellinghouse. The covering letter submitted alongside the application states that the new design style focuses more on a modern neo-classical design as opposed to the previous contemporary design. The proposed materials are now more traditional and in keeping with many other properties in the park. Also, the topography has been re-graded so that the house appears two storey and the basement is less obvious.
- 7.25 The previous contemporary style design was finished with innovative brick products, high quality glazing and black marble cladding and Portland stone. There were also to be elements some painted render, cedar cladding and weatherboarding. At ground and first floors, large format glazing systems were proposed to be the predominant material, particularly to the front and eastern elevations and framed by Portland stone soffits. The glazing was proposed to be interspersed with large format natural black marble panels. The basement level was proposed to be finished with a dark natural stone walling. To the rear, a high quality black mortarless brick was to be used. The entrance complete with overhead canopy and door was proposed to be finished in black quartzite marble. Paragraph 4.4.4 of the current accompanying Design and Access Statement sets out that the current design will be a modern interpretation of a neo-classical design, with vertical linear form broken up by black marble panels. At ground and first floor level, large formal windows will be the predominant feature framed by Portland stone surrounds. The new design will also appear as a two storey building.
- 7.2.6 Paragraph 132 of the NPPF states that "as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification". Paragraph 135 also states that "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". The applicant has submitted a Heritage Statement in support of the application. This document states that 1 Beech Dell is designed in a mock Tudor style with rough cast cement infill panels between both structural and false applied timber framing elements painted black and white and with a thatched roof. The property is assessed as being a neutral contributor to the Conservation Area. It is not considered part of the original layout of the Conservation Area's development and it much altered from its original

structure being very secluded and tucked away. Properties within the Conservation Area have tended to be of traditional construction and employ materials that pay reference to building types of past ages. Timber framed construction, weatherboarding, red brick elevations and tile hanging are all found on the estate, where design and construction has tended to be influenced by the Arts & Crafts movement.

7.2.7 The existing house dates from the early phase of development of Keston Park and appears on the 1933 OS Map. The house is designed in a mock Tudor style with timber framing which is painted black and white with a thatched roof. Although it may be argued that it is not of an exceptional design, it sits well in its context, and it is the original building in combination with the mature landscaped grounds that makes a positive contribution to the conservation area. It is not considered that the submitted Heritage Statement adequately justifies the loss of the existing building, and given the above policy and supplementary guidance the tests in terms of allowing demolition have not been met. Under planning application ref:- 14/04011/PLUD a Lawful Development Certificate was granted for a replacement tiled roof. As the site photographs show the thatched roof remains and the tiled roof has never been implemented. The Council considers that the applicants never held any intention of altering the property and should not represent a fall-back position. The building is in good repair and functions as a dwellinghouse currently and there are no public benefits to be gained in its demolition and replacement. Accordingly, the principle of demolition and redevelopment on this site is not considered acceptable.

7.2.8 In terms of the replacement building, a proposal would only be acceptable if it respects the existing characteristics of the conservation area as detailed in the SPG. In addition, paragraph 131 indicates "the desirability of new development making a positive contribution to local character and distinctiveness". Concerns have been raised by the Council's Conservation Officer, APCA and locally with regards to the design and materials of the new building. The submitted documents show a replacement dwelling very box like and very utilitarian, which does not respond well to the context. In addition, although the existing plot is substantial and may accommodate a larger dwelling than existing, given the increased mass and scale of the building along with the inappropriate design, it would appear at odds with the character and scale of most of the houses in the vicinity. The proposed garden pavilion, new terrace and associated hard and soft landscaping is not considered to look out of keeping when considered as part of the context of the site.

7.2.9 It is noted that there are replacement houses that have been granted planning permission in the Keston Park in recent years, some of which have a more contemporary appearance. However, each case is considered on its own merits in this regard, and notwithstanding the unacceptable loss of the existing dwelling, the replacement dwelling submitted here is not considered to either preserve or enhance the conservation area.

7.2.10 In respect of the proposed alterations to the existing two storey dwellinghouse it has an attractive thatched roof. The Conservation Officer considers that Mock Tudor style houses were widespread by the 1920s and 1930s as a traditional choice for architectural idiom that had evolved from earlier Arts & Crafts era". This does in their view highlight the importance as they have now become quite a rare survival. The Conservation Officer considers this house displays an attractive thatched roof and applied (and interestingly structural) timbers with unusual brick banded chimneys and attractive leaded light windows.

7.2.11 The proposed two storey house will double the footprint of the existing property and still look very modern compared to the existing dwellinghouse. The new property would be built from modern materials with a large expanse of glass on all sides. The design also lacks the informed rationale expected for a replacement dwelling of this size, especially in this context. The architectural design is neither a *faithful replication* nor a *contemporary reinterpretation* of the neo-classical architectural style. The proposed scale and bulk, poorly thought-out site strategy and incongruous architectural design significantly add to the building's prominence within a valued environment. The new dwellinghouse is not considered to make a positive contribution to the character and appearance of the Park.

7.2.12 The proposed garden pavilion with flat roof would provide an outdoor eating/entertainment space for the occupants. In design terms would on its own be considered acceptable on the basis of the size of the site.

7.3 Standard of new accommodation

7.3.1 Table 3.1 of the London Plan (2021) states the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.

7.3.2 The submitted floor plans and internal layout indicates that the dwelling would benefit from 6 bedrooms. The minimum gross internal floor area (GIA) including storage, as required by the Technical housing standards - nationally described space standard (2015) and Mayor's Housing Supplementary Planning Guidance (2016) for a 2/3 storey 6-bedroom dwelling for 8 persons (the largest indicated within this guidance), is 138m². As such, the total GIA for the property would be around 1620m² which is well above that required.

7.3.3 The indicated shape, room size and layout of the rooms in the proposed building is considered satisfactory. The Council's Environmental Health Officer has raised no objections to the proposed internal layout of the property which includes a basement level. All habitable rooms would appear to have satisfactory levels of light and outlook. Accordingly, the standard of accommodation provided is considered acceptable in planning terms.

7.3.4 In terms of amenity the considerable proportions of the garden space provide a substantial quality space for the purposes of the potential number of occupiers of a six bedroom family dwellinghouse.

7.3.5 Notwithstanding the acceptability of the dwelling size standards of the building proposed, this does not outweigh the issues raised previously as detailed above.

7.4 Impact on Adjoining Properties

7.4.1 Notwithstanding the impact on the general visual amenities of the area as outlined above, Policy 37 of the Bromley Local Plan also seeks that the development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure that their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

7.4.2 Whilst no letters of objection have been received from neighbouring occupiers the new dwellinghouse would be prominent and striking and would be viewed through intermittent sections of mature trees and landscaping which surround the site. The property will contain a large number of additional windows and balconies which could lead to overlooking and a loss of privacy.

7.4.3 The replacement dwelling would be located more centrally within the site than the existing house, which would result in it being closer to the eastern boundaries shared with No.3 Beech Dell and No.3 and 4 Pine Glade. A roof terrace is shown with a patio area. It is noted that a distance of around 50-70m would still be maintained to the eastern boundary and a separation distance of 40-50m to the western and northern boundaries (shared with No's 30-34 Forest Ridge). There is also a significant amount vegetation including a number of mature trees that lie within and around the site that are shown to remain and would provide some screening.

7.4.4 It is considered that the combination of the separation to neighbouring properties and the existing and proposed boundary screening would not result in such significant overlooking as to warrant a refusal on this basis.

7.5 Access and car parking

7.5.1 The existing driveway will be widened and allow for three angled parking bays to the western edge of the site for visitors. Further parking for the occupants is also shown within the basement of the property. The Highways Officer has raised no objections to the parking arrangements.

7.6 Trees

7.6.1 Policy 73 (Development and Trees) of the Council's Local Plan states that proposals for new development will be required 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. Policy 43 (Trees in Conservation Areas) also relates specifically to trees in conservation areas, which are afforded additional protection.

7.6.2 The application is accompanied by a tree survey which indicates the existing tree constraints. Whilst concerns have been raised locally with regards to the impact of the development on trees within and surrounding the site, the Council's Principal Tree Officer has advised that the submitted information satisfactorily indicates that the development can proceed with precautionary measures being adopted, subject to an appropriate tree protection condition.

7.7 Sustainability and Energy

7.7.1 The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. London Plan and Local Plan Policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.

7.7.2 Paragraph 9.2.3 of the London Plan states that Boroughs should ensure that all developments maximise opportunities for on-site electricity and heat production from solar technologies (photovoltaic and thermal) and use innovative building materials and smart technologies. This approach will reduce carbon emissions, reduce energy costs to occupants, improve London's energy resilience and support the growth of green jobs.

7.7.3 Local Plan Policy 123 states that all applications for development should demonstrate how the principles of sustainable design and construction have been taken into account. The Design and Access statement does indicate use of some green technologies.

7.8 CIL

7.8.1 The Mayor of London's and the London Borough of Bromley's CIL is a material consideration. The proposal is both local and Mayoral CIL liable.

7.9 Conclusion

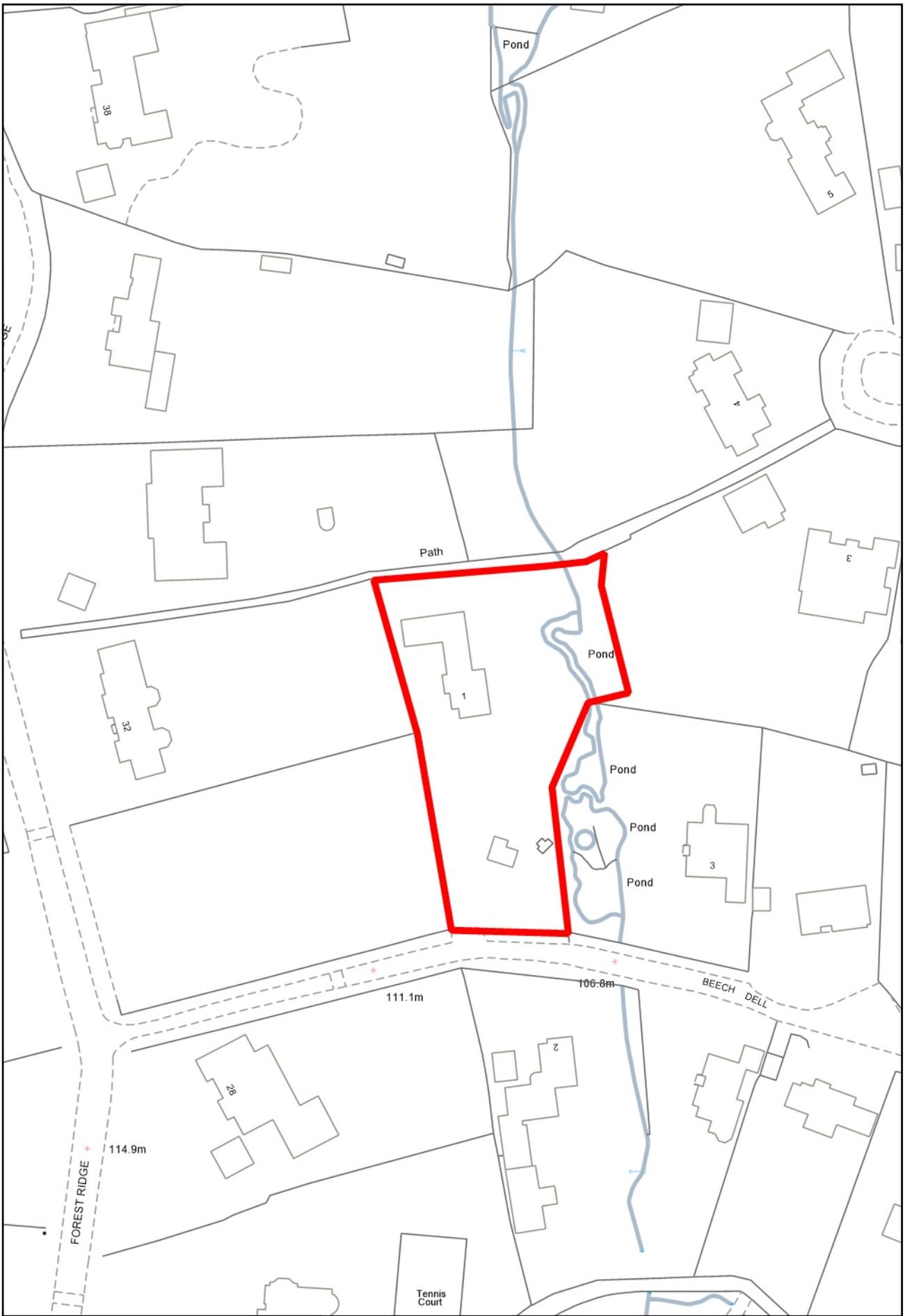
7.9.1 The existing building is a two-storey Mock Tudor dwelling which typifies the original concept of the park, and its historic appearance and setting contributes to the value of the retention of the older buildings in Keston Park Conservation Area. Its demolition would deprive the immediate vicinity of an attractive building and harm the character and appearance of the Conservation Area generally. Furthermore, the proposed replacement development by reason of its modern neo-classical design, mass and scale would be detrimental to the character and appearance of this part of the conservation area, representing an inappropriate and visually obtrusive development that would neither preserve or enhance the character and appearance or the visual amenities of the conservation area. The proposal is therefore considered to be contrary to Policies 4, 37 and 41 of the Bromley Local Plan, as well as the Keston Park Conservation Area and policies D4

and HC1 of the London Plan and NPPF. The changes put forward by the applicants to change the design and appearance of the property following the previously refused application are not considered sufficient to overcome the previous two grounds of refusal.

RECOMMENDATION: REFUSAL

1. The existing building is a two-storey Mock Tudor style dwelling which typifies the original concept of the park, and its historic appearance and setting contributes to the value of the retention of the older buildings in Keston Park Conservation Area. Its demolition would deprive the immediate vicinity of an attractive building and harm the character and appearance of the Conservation Area generally, thereby contrary to Policy 41 of the Bromley Local Plan and Policy HC1 of the London Plan and National Planning Policy Framework.
2. The proposed replacement building by reason of its neo-classical design, massing, scale use of modern materials would be detrimental to the character and appearance of the Keston Park Conservation Area, and would therefore represent an inappropriate and visually obtrusive development that would neither preserve or enhance the character and appearance or the visual amenities of the conservation area, thereby contrary to Policies 4, 37 and 41 of the Bromley Local Plan and Policy HC1 of the London Plan.

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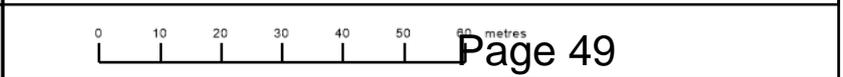
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1 Beech Dell, Keston



14 June 2022

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