

PART 1 - PUBLIC

Decision Maker: Plans Sub Committee 4

Date: 15 September 2011

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

Title: LAND R/O 80 HIGH STREET, BECKENHAM BR3 1DT–
REINSTATEMENT OF FIRE DAMAGED BUILDING (11/00454)

Contact Officer: Tim Bloomfield, Development Control Manager (Appeals and Enforcement)
Tel: 020 8313 4687 Tel No E-mail: tim.bloomfield@bromley.gov.uk

Chief Officer: Chief Planner

Ward: Copers Cope

1. Reason for report

- 1.1 The site is situated to the rear of 80 High Street, Beckenham and to the south of residential properties in Church Avenue, Beckenham. It comprises a former commercial dance school and associated buildings which were accommodated in several large brick-built units dating from the 1950's
- 1.2 The site suffered an extensive fire around 2008 when all the units were virtually destroyed. Earlier this year the site was cleared of rubble and debris from the fire damaged buildings leaving the original brick walls and a gable end wall.
- 1.3 On 08.09.2011 a complaint was received that building works were in progress to re-instate the buildings and increase the height of the original walls.

2. **RECOMMENDATION(S)**

No further action at present.

3. COMMENTARY

- 3.1 A site visit on 09-09-2011 confirmed that 4 additional courses of brickwork had been added to the surviving west wall which forms the boundary with an adjoining residential property at 42 Church Avenue, Beckenham. It was also noted that other construction works were in progress as part of the reinstatement of the former buildings.
- 3.2 A Building Regulations application was submitted in September 2010 to reinstate the fire damaged building for use as a dance school. The submitted plans indicate that the proposed works involve a substantial increase in the height of the building and changes to the elevational appearance which would require planning permission.
- 3.3 However, an amended plan has recently been submitted showing a shallower pitched roof which results in a marginal reduction in the overall height of the proposed building. However, the works involve a small increase in the height of the walls to eaves level by approx. 4 brick courses before the roof is constructed.
- 3.4 A further site visit was undertaken on 15.09.2011 when the proposed rebuilding works were discussed with the owner's agent. He has been advised of the need for permission and invited to submit a retrospective planning application. He has agreed to do so and the application should be submitted next week.
- 3.5 As works are in progress without planning permission discussions have taken place with the Council's solicitor as to whether it is expedient to take enforcement action. However, given the relatively minor nature of the works undertaken to date, the existence of a building of similar size on the site which has been destroyed by fire and the agents' agreement to submit a planning application it is considered that in the circumstances a stop notice would not be appropriate or proportionate. Work on site will continue to be monitored and the need for enforcement action will be reviewed in the event of works continuing without permission.