

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/01761/FULL2

Ward:
Clock House

Address : 2 Beckenham Road Beckenham BR3
4PH

OS Grid Ref: E: 536881 N: 169485

Applicant : Pastor Julian Melfi

Objections : YES

Description of Development:

Change of use of front 2 storey building (with accommodation in roof space) from job centre (Class B1) to education facility (Class D1); landscaping works; provision of recycling and cycle store; removal of access ramp on front elevation; removal of walkway (linking function hall of rear); insertion of roof lights on rear elevation and door in ground floor flank elevation.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads

Proposal

In 2010 under planning ref. 10/02321, permission was granted for the change of use of the 19th Century two storey building to the front of the site from business, formerly a Job Centre (Class B1) to dwellinghouse (Class C3 (a)) which involved the conversion of building into five 2 bedroom apartments. The current proposal now seeks to change this building to an educational facility (Class D1) which the accompanying Design and Access Statement states will be used as teaching/tutorial rooms and form part of Kings College which has an existing campus in close proximity to the application site. As part of the 2010 application (ref. 10/02321) permission was also granted for the change of use of the single storey building to the rear of the site from business (Class B1) to non-residential institution: function hall (Class D1), this is to remain as per the permitted use.

Location

The property is located on the northern side of Beckenham Road and is a two storey detached property with accommodation in the roofspace which is currently

connected via a walkway to a single storey development at the rear. The property once served as a job centre with the single storey rear development operating primarily as a training facility, both properties have been vacant for some time. The majority of properties in close proximity to the application site are of a similar architectural style and scale although they vary in terms of their usage, with a combination of residential properties and offices and training facilities. The property to the east of the property is an apartment complex (Molvic Court) of a different scale and style to that of the surrounding area and there is also a fire station in close proximity to the site. To the rear of the property is Rectory Green a private estate where properties are of a lower density than those on Beckenham Road.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and objections were received which can be summarised as follows:

- no objection subject to the agreed conditions attached to the hall at the rear of the site being retained.
- change of use of Job Centre to educational facility would be more acceptable.

Comments from Consultees

Initial comments were received from the Council's Highways Division which stated the site is located on the north side of Beckenham Road; Beckenham Road (A234) is a London Distributor Road. The site is located in an area with high PTAL rate of 5 (on a scale of 1 - 6, where 6 is the most accessible). No car parking would be provided; furthermore the applicant is losing 2 existing car parking spaces; this is regrettable. The applicant should be encouraged to provide at least 2 disabled/servicing bays within their site's curtilage. Furthermore information describing existing and expected student and staff numbers, including helpers must be provided to assess the likely increase in parking demand. The location of the existing car parking should also be shown on the site plan, in relation to the adjoining highway. The plan should clearly illustrate the vehicle access arrangement to this space, and any manoeuvring room required. This information should be accompanied by survey results indicating the current travel modes of the existing users. This is to enable an estimation of the likely affects that the proposal will have on parking demand.

As a result of these comments the applicant revised the scheme to provide two disabled parking bays to the front of the site and provided additional information in the form of a Travel Plan and ATTrBuTE survey. The Highway's Division re-examined the revised information and found it to be acceptable.

The Council's Waste Advisors were consulted who raised no objections to the proposal.

The Metropolitan Police Crime Prevention Design Advisor was consulted and stated no record could be found that the applicant or agent consulted the Metropolitan Police in connection with the application prior to submission of the

application. However, the application should be able to achieve full Secure by Design (SBD) accreditation in respect of part 2 physical security, with the guidance 'SBD Refurbished Properties Guide' and incorporating accredited, tested and certificated products.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
EMP3 Conversion or Redevelopment of Offices
T3 Parking
T8 Other Road Uses
C7 Educational and Pre-School Facilities

Planning History

There is a substantial planning history at this site, however, the most relevant to the current application is as follows:

Under planning ref. 10/02321, permission was granted by members at Plans Sub Committee 1 for the conversion of the existing two storey property at the front of the site into five 2 bedroom apartments, associated landscaping, removal of access ramp on property frontage, change of use from business (Class B1) to dwellinghouse (Class C3 (a)) and change of use of the rear single story building from business (Class B1) to non-residential institution: function hall (Class D1) for rear building.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

While permission has previously been granted for the change of use of the building to the front of the site from business (Class B1) to dwellinghouse (Class C3 (a)), this permission has not been implemented and as such the current application shall be solely for the change of use from business (Class B1) to educational facility (Class D1).

In terms of the conversion of the two storey building from business space to any other use Policy EMP3 is a key consideration in this proposal, it states:

"The conversion or redevelopment of offices for other uses will be permitted only where:

- (i) It can be demonstrated that there is no local shortage of office floorspace and there is evidence of long term vacancy despite marketing of the premises; and

(ii) There is no likely loss of employment resulting from the proposal”.

The loss of office space has been established to be acceptable by the previous application ref. 10/02321. The property has been vacant since June 2007 and as such there is no likely loss of employment resulting from the proposal. In addition, the accompanying Design and Access Statement provides evidence of marketing of the premises was supplied which stated that initially there was considerable interest in the property with a number of offers including one for use as offices and one as a theatrical school. However, following a downturn in the market all offers were withdrawn or did not proceed. Subsequently there has been limited interest in the property particularly as the offices to the front of the building are relatively dated and the offices to the rear have no facilities. Citygate Church subsequently purchased the property; however, the estate agents believe that while the office market has recovered somewhat since the depths of the recession, there is not any realistic prospect of letting the property as offices in the short to medium term.

There is a distance of approximately 9m between the existing building at the front of the site and the flank elevation of the flatted accommodation at Molvic Court; 6m distance from an existing office at No. 6 Beckenham Road and a minimum of 40m from the rear boundary with Rectory Green. The change of use from business to educational facility is not anticipated to result in a significant additional increase in noise generated, no extensions are proposed so the proposal would have to operate within the confines of the existing building and could be further controlled by way of a condition on the hours of use at the site and as such the proposal is not anticipated to result in a significant detrimental impact on the amenities of adjoining properties to such an extent as to warrant refusal.

The proposed elevational alterations including landscaping works; provision of recycling and cycle store; removal of access ramp on front elevations and removal of walkway (linking function hall of rear) and insertion of roof lights on rear elevation and insertion of door in ground floor flank elevation are also considered to be acceptable and would not result in a significant detrimental impact on the character of the area or residential amenities of neighbouring properties.

In summation, the proposal is considered to be acceptable as the loss of office space is considered to be acceptable in this instance, the proposal is not likely to result in significant traffic generation or congestion in the area and is not anticipated to be significantly detrimental to the amenities of adjoining properties to such an extent as to warrant refusal. Background papers referred to during production of this report comprise all correspondence on files refs. 11/01761 and 10/02321, excluding exempt information.

as amended by documents received on 21.07.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |

2	ACB01	Trees to be retained during building op.		
	ACB01R	Reason B01		
3	ACH03	Satisfactory parking - full application		
	ACH03R	Reason H03		
4	ACH22	Bicycle Parking		
	ACH22R	Reason H22		
5	ACH30	Travel Plan		
	ACH30R	Reason H30		
6	ACH32	Highway Drainage		
	ADH32R	Reason H32		
7	ACI21	Secured By Design		
	ACI21R	I21 reason		
8	ACJ06	Restricted hours of use on any day	08:00	21:00
	ACJ06R	J06 reason (1 insert)	BE1	
9	ACK01	Compliance with submitted plan		

Reason: In the interests of the character of the area and the visual amenities of the residents of the adjoining property at Molvic Court, in accordance with Policy BE1 of the Unitary Development Plan.

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- EMP3 Conversion or Redevelopment of Offices
- T3 Parking
- T8 Other Road Uses
- C7 Educational and Pre-School Facilities

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent properties;
- (b) the character of the development in the surrounding area;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (d) the transport policies of the UDP;

and having regard to all other matters raised.

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