

SECTION '2' – Applications meriting special consideration

**Application No :** 11/02653/FULL1

**Ward:**  
**Cray Valley East**

**Address :** Oak View Crockenhill Road Orpington  
BR5 4EP

**OS Grid Ref:** E: 548154 N: 167569

**Applicant :** Danshell Ltd

**Objections : NO**

**Description of Development:**

Single storey link extensions within internal courtyard of hospital (Revision to scheme permitted under Ref. 11/00023 to include glazed roof over part of courtyard and internal lift)

Key designations:

Green Belt  
Locally Listed Building

**Proposal**

These existing hospital buildings are arranged around an open courtyard and recreational area, and permission was previously granted to add a single storey link extension through the middle of the courtyard to provide a lounge area (thus dividing the recreational space in two), the enclosure of open corridors around the perimeter of the courtyard, and the provision of an infill extension in the north-eastern corner of the buildings in order to completely enclose the courtyard.

The purpose of the permitted scheme was to provide improved circulation arrangements around the buildings, particularly during poor weather, and to break up the unrelieved courtyard area to better utilise the space.

The current proposals are for amendments to the scheme which comprise the provision of a glazed roof over the eastern courtyard, and a timber-clad lift shaft extension adjacent to the northern buildings which measures 2.4m x 2.4m in area, and 6m in height.

**Location**

The use of this Green Belt site is long established as a specialist hospital, and it is currently used as a specialist adolescent care unit. The building, which is locally listed, was built in the 1970s, and comprises a mixture of single storey and two storey buildings arranged around a central open courtyard.

The site lies on the northern side of Crockenhill Road, and is bounded to the west by Kevington Manor, a Grade II Listed Building, while part of the Listed brick boundary wall lies within the vicinity of the hospital buildings. It is bounded to the north and south by farmland and woods.

### **Comments from Local Residents**

No comments have been received from nearby residents.

### **Planning Considerations**

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development  
BE10 Locally Listed Buildings  
G1 Green Belt

Views with regard to heritage and urban design matters will be reported verbally at the meeting.

### **Planning History**

Permission and Listed Building consent were granted in 2000 for security fencing (refs. 99/03448 and 99/03495), and applications for small single storey extensions were granted permission in 2003/4 under refs. 03/00635 and 03/03208.

More recently, permission was granted in March 2011 (under ref.11/00023) for single storey link extensions within the internal courtyard of the hospital. The scheme has not yet been implemented.

### **Conclusions**

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, as defined by Policy G1 of the Unitary Development Plan, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the extensions would harm the appearance of the building given its local listing, or the character of the surrounding area.

The permitted link extensions and enclosed corridors would already increase the floorspace of the buildings by 286sq.m, which equates to an increase of 11%, and the proposed covered courtyard and lift extension would add a further 320sq.m. floorspace, thus giving an overall increase of 24%. This would be considered inappropriate development within the Green Belt as the use of these structures as part of a specialist hospital (Class C2) would not fall within the appropriate uses defined by Policy G1. The application has been advertised as a departure, but the proposals are not considered to be of such significance to be referred for direction.

The provision of the glazed roof over part of the remaining courtyard would provide more flexible all-weather use of this outdoor space for occupants and visitors, rather than for the intensification of the use of the site, and the proposed lift would enable improved circulation.

The glazed roof and lift structure would be contained within the courtyard area and surrounded by courtyard buildings and the permitted extensions, and would not, therefore, be very visible from outside the site. The structures would not appear obtrusive nor detract from the appearance of this locally listed building, and are considered to adequately protect the open nature of the Green Belt. Members may, therefore, consider that these special circumstances outweigh the harm by reason of inappropriateness caused by the proposals.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/03448, 99/03495, 03/00635, 03/03208, 11/00023 and 11/02653, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |

### **Reasons for permission:**

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

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- G1 The Green Belt

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

- (a) the character of the development in the surrounding area
- (b) the relationship of the development to adjacent property
- (c) the impact of the development on the open nature of the Green Belt
- (d) the character and appearance of the locally listed building

and having regard to all other matters raised, including neighbours concerns.

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