

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

**Application No :** 11/03525/FULL1

**Ward:**  
**Penge And Cator**

**Address :** Penge Police Station 175 High Street  
Penge London SE20 7DS

**OS Grid Ref:** E: 535602 N: 170149

**Applicant :** Mr Daniel Jackson

**Objections : NO**

**Description of Development:**

Elevational alterations and conversion of former stable block to 1 two bedroom dwelling with associated car parking space and new entrance gates and wall

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Locally Listed Building  
London Distributor Roads  
Primary Shopping Frontage

**Proposal**

The application proposes to convert the existing former stable building located within the courtyard area into a one bedroom residential property. A new window will be positioned into the south east elevation to provide light into the living / dining room and a door with glazed side panels will be introduced on to the North West elevation. The new door would provide access to an enclosed private garden area. The existing first floor will be opened up to provide a bedroom with an en-suite bathroom and study with rooflights provided to the rear roof slope for natural light and ventilation. Revised floor plans were submitted during the course of the application changing the small bedroom into a study to address concerns raised from environmental health about the size of this bedroom.

The existing outbuildings and portacabins are to be removed. The existing vehicle access located off Green Lane is to be retained with the boundary wall reduced in height, the access widened and new vision spalys provided along with new gatesto improve pedestrian and vehicular safety. This vehicle access is to be shared with the occupiers of the property located at 2-4 Raleigh Road for which a separate planning application has been submitted for a change of use in to residential flats.

## **Location**

The application site is located to the rear of the former police station building which fronts Penge High Street and is at the junction with Green Lane. The police station building is Locally Listed and was constructed in the mid 19th Century. The stable block was initially used as stables for police horses and later for storage purposes.

## **Comments from Local Residents**

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

## **Comments from Consultees**

From a highway planning perspective, no technical objections are raised.

With regards to the standard of accommodation proposed no objections are raised from an environmental health perspective.

From a heritage and urban design perspective no objections are raised subject to appropriately worded planning conditions on any approval concerning the details of appropriate materials.

## **Planning Considerations**

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- T1 Transport demand
- T3 Parking
- T18 Road safety

### London Plan

- 3.3 Increasing Housing Supply,
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

## **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area, the existing Locally Listed building and the impact that it

would have on the amenities of the occupants of surrounding residential properties and whether the standard of residential accommodation to be provided is considered acceptable.

The development proposed appears to be accommodated satisfactorily within the street scene. The proposed development is considered on balance to respect the existing character and appearance of the street scene and surroundings. The design of the scheme is considered to provide an appropriate solution to reuse an existing redundant building.

The proposal is considered compliant to Policy BE1 and BE10 as the scale and form of the proposed alterations to the building is considered to be in keeping with the character and appearance of the area and the special local interest of the existing building.

In terms of car parking, the development is within an area of high public transport accessibility in a town centre location. One off street car parking space is to be provided and the proposal would therefore on balance not result in any significant harm to the area in terms of on street parking demand or highway and pedestrian safety, compliant to Policy T3, and T18.

The proposed living accommodation provides an overall acceptable room layout, natural light and amenity space, and is also in a reasonably accessible location in terms of public transport availability.

With regards to the private amenity space and gated access, further landscaping and boundary enclosure details could be requested through an appropriately worded condition if Members are minded to approve the application.

PPS3 and London Planning Advisory Committee (LPAC) advice suggest that buildings formerly in non residential uses can be a potential important source of extra housing. Policy H12 of the Unitary Development Plan states that the Council will normally permit the conversion of genuinely redundant office buildings and other non residential buildings to other uses subject to achieving a satisfactory quality of accommodation and amenity for future occupiers. The application is clearly a case that needs to be assessed in the light of this guidance.

Members will therefore need to consider whether the layout of the site leaves adequate separation between buildings and whether the development is in keeping with the character and appearance of the area, the special local interest of the building or significantly harms residential amenity.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03600 and 11/03525, excluding exempt information.

as amended by documents received on 12.01.2012

**RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |    |        |  |               |
|----|--------|--|---------------|
| 1  | ACA01  | Commencement of development within 3 yrs |               |
|    | ACA01R | A01 Reason 3 years                       |               |
| 2  | ACA04  | Landscaping Scheme - full app no details |               |
|    | ACA04R | Reason A04                               |               |
| 3  | ACA08  | Boundary enclosures - implementation     |               |
|    | ACA08R | Reason A08                               |               |
| 4  | ACC01  | Satisfactory materials (ext'nl surfaces) |               |
|    | ACC01R | Reason C01                               |               |
| 5  | ACC03  | Details of windows                       |               |
|    | ACC03R | Reason C03                               |               |
| 6  | ACC04  | Matching materials                       |               |
|    | ACC04R | Reason C04                               |               |
| 7  | ACH03  | Satisfactory parking - full application  |               |
|    | ACH03R | Reason H03                               |               |
| 8  | ACH12  | Vis. splays (vehicular access) (2 in)    | 3.3m x 2.4m x |
|    |        | 3.3m 1m                                  |               |
|    | ACH12R | Reason H12                               |               |
| 9  | ACH32  | Highway Drainage                         |               |
|    | ADH32R | Reason H32                               |               |
| 10 | ACI02  | Rest of "pd" Rights - Class A, B,C and E |               |

**Reason:** In order to comply with Policies H7 and BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties and the character and appearance of the area.

- 11 No loose materials shall be used for the surfacing of the parking and turning area hereby permitted.

**Reason:** In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

### **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
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- C1 Community facilities
- T1 Transport demand
- T3 Parking
- T18 Road safety

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area and the impact on existing buildings

- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

and having regard to all other matters raised.

INFORMATIVE(S)

1 RDI10 Consult Land Charges/Street Numbering

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