

SECTION '1' – Applications submitted by the London Borough of Bromley

**Application No :** 11/03035/FULL1

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

**Address :** Melvin Hall Melvin Road Penge London  
SE20 8EU

**OS Grid Ref:** E: 535226 N: 169787

**Applicant :** Jackie Simpson

**Objections : NO**

**Description of Development:**

Replacement aluminium windows

**Proposal**

It is proposed to replace the existing timber / steel single glazed windows and doors with white aluminium frames. The design of the windows / doors in most instances replicate the design of the existing.

**Location**

The site is located at the south-eastern end of Melvin Road close to the junction with Croydon Road. Melvin Hall is a single storey detached building which is owned by the London Borough of Bromley and used as a day centre for the elderly. It operates Monday to Friday between 8am-4.30pm.

The site is bounded to the south-east by the rear gardens of detached properties fronting Nos. 70-76 Croydon Road. To the north-west there is a close boarded boundary fence between the flank boundary with No.22 Melvin Road and an open area of hardstanding / estate road which backs onto Capel Court, properties fronting Melvin Road and Padua Road.

**Comments from Local Residents**

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

**Planning Considerations**

The applicant has stated that the replacement windows are required for the following reasons:

- to reduce the future maintenance liability of the existing windows

- remove any hazardous areas where existing windows open onto areas at head height with restrictors
- improve conditions for staff etc allowing better temperature control

Relevant policies appear to be Policy BE1 relates to the design of development and expects all new development to be of a high standard such that it should not detract from the existing street scene. In addition Policy C2 relates to Community Facilities and Development and seeks to ensure that development proposals take appropriate account of community needs.

### **Planning History**

Planning permission was recently granted under planning ref. 10/01385 for the erection of metal security fencing across part of the side boundary.

### **Conclusions**

At present the windows and doors installed at Melvin Hall are a mixture of steel and timber. The scheme proposed would provide a uniform treatment throughout and would improve the appearance of this building. Furthermore, it would allow an important community facility to function in a building which is fit for purpose.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01385 and 11/03035, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |                 |  |
|---|-----------------|--|
| 1 | ACA01<br>ACA01R | Commencement of development within 3 yrs<br>A01 Reason 3 years |
| 2 | AJ02B           | Justification UNIQUE reason OTHER apps                         |

Policies (UDP)

- BE1 Design of New Development
- C2 Community Facilities

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