

SECTION '2' – Applications meriting special consideration

**Application No :** 11/03725/CAC

**Ward:**  
**Bromley Common And  
Keston**

**Address :** Courtways Holwood Park Avenue  
Orpington BR6 8NG

**OS Grid Ref:** E: 542845 N: 164642

**Applicant :** Mr And Mrs D. Caulfield

**Objections :** YES

**Description of Development:**

Demolition of existing dwelling CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Keston Park

**Proposal**

This application is for the (Conservation Area Consent) to demolition of the existing dwelling at the site.

A full application for the replacement building is also on the Plans-Sub Committee agenda under ref.11/03468.

**Location**

The site is located within the Keston Park Conservation Area with the property sited towards the end of Holwood Park Avenue. The application site at present comprises a large detached two storey house with a single storey link extension to a double storey garage. The existing building is an attractive Arts and Crafts house with some well executed detailing such the herring bone brickwork on the projecting bay.

**Comments from Local Residents**

Nearby owners and occupiers were consulted on the application and the following comments have been received:

- demolition of existing house should be refused as Courtways makes a positive contribution to the Conservation Area
- loss of property would be detrimental to the Keston Park
- one of the few remaining properties worthy of preservation

Any further comments will be reported verbally at the meeting.

### **Comments from Consultees**

- The Advisory Panel for Conservation Areas (APCA) have not provided comments regarding the application
- From a Heritage point of view the existing building is considered to make a positive contribution to the conservation area.

### **Planning Considerations**

Policy BE12 clearly states that the demolition of an unlisted building in a conservation area that makes a positive contribution to its character or appearance will not be permitted unless the following can be demonstrated:

- (i) there is clear and convincing evidence that reasonable efforts have been made to continue to the present use or to find a viable use for the building and these efforts have failed and it is demonstrated the preservation of the building as part of the scheme or in some form of charitable or community ownership is not possible or suitable; or
- (ii) the costs of repairs or maintenance of the building cannot be justified against its importance or the value derived from its retention, provided that the building has not been deliberately neglected; or
- (iii) there will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition.

### **Planning History**

The planning history of the site can be summarised as follows:

- 09/01989- planning permission was granted for part one/ two storey front and rear extensions/side in-fill extension with roof alterations to include front and rear dormers and rear balconies. This application was permitted following the refusal of a previous application under ref. 09/00042.
- 92/02496- planning permission granted for single storey rear extensions
- 92/01838 and 92/01050- planning permission refused and dismissed on appeal for single storey side and rear extensions (also dismissed on appeal)
- 85/00082 - planning permission granted to replace flat roof with pitched roof

### **Conclusions**

Careful consideration must also be given to the loss of the building within Keston Park Conservation Area.

Members will note that there are strong objections against the loss of the existing building. It is considered that the existing building makes a positive contribution to the Keston Park Conservation Area and its loss would be regrettable. Although the replacement would be of a similar style, in conservation terms Members will note that this is not best practice as it would not have the authenticity or integrity of the

original property. On this basis, it is recommended that both applications be resisted and consequently request that Members refuse the demolition of the existing house and its proposed replacement.

Background papers referred to during production of this report comprise all correspondence on file ref.11/03725, excluding exempt information.

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The existing dwelling makes a positive contribution to the character and appearance of the Keston Park Conservation Area and the proposed demolition would be harmful to the character and appearance of the Conservation Area, contrary to Policy BE12 of the Unitary Development Plan.

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CONSENT

