

SECTION '2' – Applications meriting special consideration

Application No : 12/00449/CAC

Ward:
Copers Cope

Address : 4 Limes Road Beckenham BR3 6NS

OS Grid Ref: E: 537991 N: 169373

Applicant : Simone Riley

Objections : YES

Description of Development:

Part Demolition CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chancery Lane

Article 4 Direction

Proposal

This application seeks Conservation Area consent for the removal of the front entrance gates and covered roof area along with the removal of a corrugated plastic type roof to existing enclosed yard area. It accompanies planning application reference 12/00013 which seeks to replace with development suited to residential accommodation.

Location

The site is located on the north side of Limes Road just at the point where there is virtually a 90 degree turn in the road. It is within the Chancery Lane Conservation Area (but just outside of the identified Article 4 area).

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received in respect of the two applications which can be summarised as follows:

- query impact on laurel tree on adjacent site
- could be used as 2 bedroom dwelling – concerns over consequent impacts on parking
- overlooking into new dwelling from existing adjacent amenity space
- concerns over access to property while building works are carried out
- loss of commercial use
- impact of change of use on nature of conservation area
- use of appropriate materials
- impact on adjacent bushes

- concern over limited notification area
- detail of design/materials

Comments from Consultees

APCA raise no objection.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE12 Demolition in Conservation Areas

Conclusions

The main issue relating to this application is the effect that the part demolition of the building would have on the character and appearance of Chislehurst Conservation Area.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

No planning objection is specifically raised to the demolition proposed and therefore, its loss would not be resisted where an acceptable scheme for redevelopment exists. However, the proposed scheme for residential use submitted under ref.12/00013 is not considered acceptable, therefore, the granting of Conservation Area Consent in this instance would be premature.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00013 and 12/00449, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 In the absence of a suitable replacement scheme, it would be premature to grant consent for the demolition of the existing building, contrary to Policy BE12 of the Unitary Development Plan.

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