

SECTION '2' – Applications meriting special consideration

**Application No :** 11/03864/FULL1

**Ward:**  
**Clock House**

**Address :** 25 - 27 Beckenham Road Beckenham  
BR3 4PR

**OS Grid Ref:** E: 536705 N: 169465

**Applicant :** Mr Nigel Pamplin

**Objections :** YES

**Description of Development:**

Demolition of existing single storey extensions/outbuildings and erection of single storey link extension between 25 and 27 Beckenham Road to provide entrance lobby, reception suite, kitchen, cafeteria and external seating area.

Key designations:

Conservation Area: Elm Road  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
London Distributor Roads  
Tree Preservation Order

**Proposal**

Planning permission is sought for various works including:

- demolition of existing single storey structures and outbuilding
- erection of single storey link extension between the two main buildings that project back into the site by 11.5m
- extension will provide entrance lobby, reception suite, kitchen and cafeteria
- terrace area to the rear to provide outdoor seating

It is noted that amended plans were received on 6th March 2012 which show the two storey element deleted from the application.

**Location**

The application site is located within the Elm Road Conservation Area and at present comprises two large Victorian buildings with several single storey buildings. The buildings are use by Kings Colleges which is a language school. The site is located on the southern side of Beckenham Road with the rear of the

site backing onto properties in Elm Road and Hayne Road. To the west of the site is a children's day nursery and with flatted development to the east.

### **Comments from Local Residents**

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

- proposed link building is of undistinguished design
- main entrance of the school should be of striking design
- modern structure will be out of character with appearance of buildings
- should be set back from the frontage of the Victorian buildings
- extension too large at the rear, takes up too much grassed lawn area
- should be reduced in bulk
- properties in Elm Road not consulted
- noise and disturbance from back of the school
- live music and noise from students can be heard from properties
- business is located within residential area
- large café inconsistent with Bromley's plan for area
- rear extension visible from properties behind

### **Comments from Consultees**

Highways- no objection raised in principle

Environmental Health- no objection in principle

Drainage – no objections in principle

Metropolitan Police- no objection subject to 'Secure by Design' principles are met

### **Planning Considerations**

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

- BE1 Design of New Development
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- NE7 Development and Trees
- T3 Parking
- T18 Road Safety
- C7 Educational and Pre-School Facilities

### **Planning History**

Planning permission for the educational use was granted in 1988 for the change of use of ground and first floors from residential to educational use and conversion of second floor to form one self contained flat (refs. 88/01316 and 88/01276).

Most recently outline planning permission was refused and dismissed on appeal for the change of use from D1 to C3 to comprise the erection of two blocks of flats each containing 10 x 2 bedroom flats and 1 x 1 bedroom flats under refs. 04/04776 and 04/00830.

## **Conclusions**

The main issues relating to this application are the impact of the development; the impact on the amenities of the occupiers of neighbouring properties; and the impact of the proposal with regard to general conditions of safety on the highway.

The surrounding area is predominately residential in character and comprises a mix of single dwellings, flatted developments but also some business uses within close proximity to the site. In this case, the proposal is to provide a link building between the two existing buildings to provide an enhanced area for a main reception area, kitchen and cafeteria for existing students. The link building would be modern in design consisting of a fully glazed frontage facing onto Beckenham Road.

The site is located within the Elm Road Conservation Area. Policy BE11 expects proposals to preserve or enhance the character or appearance of the conservation area. The proposed link building is set 0.8m from the front corners of 25 and 27, and the use of glass is considered appropriate in retaining the empathises of the two Victorian buildings. The principle of the link extension is considered acceptable on the basis that the proposal is single storey and of a modern design, however Members will need to carefully consider the impact of the extension on the host buildings and wider conservation area.

The rear of the site at present is currently used by the school and there are a number of picnic benches placed outside for students to access. The proposed single storey extension would project some 11m into the rear of the site and would be used as the cafeteria for the school. Given that the surrounding properties are primarily residential, the potential impact on these residents must be taken into account. Although the central link extension would project significantly into the site, the size of the remaining amenity area for the school is considered acceptable. It is noted that there have been some local concerns relating to the noise and disturbance from activity at the rear of the school. Given the existing nature of school use, it is not considered that the proposed extension would add to the existing situation, however Members will need to take the concerns raised by local residents in account when assessing the application and consider the impact of the proposed extension on the amenity and the environment in general.

There is a TPO covering a group of 4 sycamores in the back garden of No.25, along the boundary with No.27. These trees are shown to be retained and it is considered that they would not be detrimentally impacted by the proposal. No

technical objections have been received by the Council's Highways engineer with regard to the proposed parking on the site.

On balance, given the existing nature of the use at the site, Members will need to consider whether the proposed extension would intensity of use of the building and the use of the rear garden and whether the extension would have a significant impact upon the character of the conservation area and those residents living within it.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03864, excluding exempt information.

as amended by documents received on 06.03.2012

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01          Commencement of development within 3 yrs  
          ACA01R        A01 Reason 3 years
- 2      ACC01          Satisfactory materials (ext'n'l surfaces)  
          ACC01R        Reason C01
- 3      ACD02          Surface water drainage - no det. submitt  
          ADD02R        Reason D02
- 4      ACJ10          Ventilation system for restaurant/take-a

**Reason:** In order to comply with Policies BE1 and ER9 of the Unitary Development Plan and in the visual interest and residential interest of the area.

- 5      At any time the noise level from the extraction plant in terms of dB(A) shall be 5 decibels below the relevant minimum background noise level (LA90 15mins), measured at the nearest noise-sensitive building. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. (Thus if the predicted noise level is 40dB(A) from the plant alone and the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. Also the L90 spectra can be used to help determine whether the plant will be perceived as tonal.)

**Reason:** In order to comply with Policy ER9 of the Unitary Development Plan.

- 6      ACI21          Secured By Design  
          ACI21R        I21 reason

### **Reasons for granting permission:**

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

- BE1    Design of New Development
- BE11   Conservation Areas
- BE12   Demolition in Conservation Areas
- BE14   Trees in Conservation Areas
- NE7    Development and Trees

- T3 Parking
- T18 Road Safety
- C7 Educational and Pre-School Facilities

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 the adjacent properties
- (c) the character of the development in the surrounding area
- (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) the safety and security of building and the spaces around them
- (i) accessibility to the building
- (j) the housing policies of the development plan
- (k) the urban design policies of the development plan
- (l) the transport policies of the development plan

and having regard to all other matters raised.

#### INFORMATIVE(S)

- 1 The Application is advised that the proposed pruning of the T.3 would require separate consent under a Tree Preservation Order application.

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