

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 11/03836/FULL1

**Ward:**  
**Kelsey And Eden Park**

**Address :** Langley Park School For Girls  
Hawksbrook Lane Beckenham BR3 3BE

**OS Grid Ref:** E: 537998 N: 167337

**Applicant :** Mr Neil Potter

**Objections :** YES

### **Description of Development:**

Single storey detached modular building and access ramp for use as temporary classroom

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Metropolitan Open Land

### **Proposal**

Single storey detached modular building and access ramp for use as temporary classroom. The building would measure 11.96m (d) x 7.49m (w) x 3.22m (h).

### **Location**

- The school is located on the northern side of Hawksbrook Lane.
- To the east the site is bordered by St Dunstan's Lane and, beyond that, sports grounds and a golf course.
- The site is bordered to the west by Langley Park School for Boys.
- To the south are games/tennis courts and playing fields.
- To the north are the playing fields.
- The proposed temporary classroom would be sited at the eastern side of the site near to St Dunstan's Lane.
- The site of the music block forms part of an existing open courtyard which has benches and tables and is used as an informal sitting out and eating area.

### **Planning History**

The site has an extensive planning history, with approx. 16 applications for development between the early 1980's and present day. The vast majority of the permissions have been implemented and have mainly comprised additional classroom and teaching space in the form of mobile / temporary units.

Most notably there has also been the following permanent structures:

Under planning ref. 92/02214 planning permission was granted for a detached 2 storey design and technology block.

Under planning ref. 93/01113 planning permission was granted for a 3 storey science block.

Under planning ref. 05/04454 planning permission granted for a single storey detached building for use as sixth form block.

Most recently under planning ref.10/03256 planning permission was granted for a first floor extension to sixth form block. Two storey detached music block and additional hardstanding to enlarge existing car park/ replace parking spaces.

### **Consultations**

#### Comments from Local Residents

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

### **Planning Considerations**

The site falls within Metropolitan Open Land (MOL) where permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm. Furthermore, the openness and visual amenity of the MOL shall not be injured by any proposals for development within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials or design.

According to the criteria in Policy G2 of the UDP the proposed single storey detached classroom building would constitute inappropriate development within MOL.

In their statement of why very special circumstances exist, the applicant states that as the proposed location for the temporary classroom is within the heavily built up area of the school where there is a predominance of hardstanding it would not be harmful to the openness of the MOL and the purposes of its designation.

The proposed structure will

Furthermore, it is stated that the temporary building provide significant community and educational benefits that will negate any potential harm. The structure would provide much needed dedicated music facilities to ease the pressure on the existing outdated music facility. The size of the proposed building has been carefully considered to provide a music teaching room with IT facilities for up to 30 students, additional instrument storage and an office for the head music teacher.

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

BE1 Design of New Development  
C7 Educational and Pre-School Facilities  
G2 Metropolitan Open Land

The main issues relating to the application are the effect that it would have on the openness and visual amenity of the MOL, the impact that it would have on the amenities of the occupants of surrounding residential properties.

There are no residential buildings nearby which would be adversely affected by the proposal.

The application has been submitted due to lack of funding to implement a more substantial scheme granted in March 2011 [10/03256] for a first floor extension to the sixth form block, two storey detached music block and additional hardstanding to enlarge existing car park. It is intended that the proposed building be in place for a maximum period of 3 years as an interim solution to the current shortfall in teaching space following which it would be removed to make way for the as yet unimplemented scheme for which there is currently no funding.

It is noted that a report commissioned by the Council in 2008 into the sufficiency and suitability of accommodation at the school, highlighted a number of deficiencies with the existing school accommodation. Specifically, the report identified that the school's music and sixth form accommodation was inadequate, circulation spaces and the accommodation constraints were curtailing the sixth form offer and both drama and music spaces were at 100% capacity. The report also identified that the existing site access and car parking for staff and visitors is difficult.

## **Conclusions**

The application has been assessed in light of the aims and objectives of the London Borough of Bromley UDP, all other relevant national and regional planning guidance and all other material planning considerations.

Taking all this into account, Members will need to carefully consider whether the scale and siting of the proposed detached building would harmfully impact the openness and visual amenity of the MOL to an extent which would warrant refusal of the scheme, or whether the existing pattern of development at the site and extensive tree planting along the St Dunstan's Lane/Sports Field boundary, as well as the proposed design would sufficiently mitigate any significantly harmful effects.

The proposed building would be positioned on an open courtyard area which is used as an informal sitting and eating area. It would not occupy a centralised position and would be sited toward 3 larger buildings to the south. As the proposal occupies a very similar position to a building for which an extant permission exists, the principle of development may be considered to be established.

It may however, be prudent to add a condition which prevents both structures from being erected.

Background papers referred to during production of this report comprise all correspondence on file ref(s). DC/11/03836, DC/10/03256 and DC/05/04454, excluding exempt information as amended by documents received on 21.02.2012 30.03.2012

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1 The single storey building hereby granted permission shall be removed on or before 31.5.2015 and prior to the occupation of development granted under planning ref. 10/03256 for first floor extension to sixth form block and two storey detached music block which ever is sooner.

Reason: In the interests of the openness of this site of Metropolitan Open Land and in order to comply with Policy G2 of the Unitary Development Plan.

Policies (UDP)

BE1 Design of New Development

C7 Educational and Pre-School Facilities

G2 Metropolitan Open Land

2AJ02B Justification UNIQUE reason OTHER apps

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