

Application No : 09/03594/CAC

**Ward:
Copers Cope**

Address : 4A Chancery Lane Beckenham BR3 6NR

OS Grid Ref: E: 537925 N: 169393

Applicant : Hugo Appleby Ltd

Objections : NO

Description of Development:

Demolition of single storey structure at rear.
CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chancery Lane
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads

Proposal

- The application seeks Conservation Area Consent to demolish an existing appendage located to the rear of the main property.
- The rear appendage is currently used as a kitchen for the existing commercial unit.
- It is proposed to demolish the structure in order to allow for additional amenity space to the rear of the property, which is currently the subject of a full planning application to convert the unit to residential.
- The Conservation Area Consent application is to be determined in association with the full planning application, reference DC/09/03593/FULL1.

Location

The application site is located on the north-western side of Chancery Lane, and the entire road falls within the Chancery Lane Conservation Area.

Comments from Local Residents

Nearby owners/occupiers were notified of the application however no representations were received with regard to the Conservation Area Consent application.

Comments from Consultees

No objection was raised with regard to the demolition of the rear appendage from the point of view of the Advisory Panel for Conservation Areas.

Planning Considerations

The application falls to be determined in accordance with policies BE11 and BE12 of the Unitary Development Plan.

In view of the possible impact the linked full planning application, ref. 09/03593, may have upon the existing character of the Chancery Lane Conservation Area that the site is located within, it was considered appropriate that the current application be considered by Committee in accordance with the full application.

Planning History

In terms of relevant planning history at the site, planning permission was granted under ref. 85/00209 for change of use from silk screen printing to design studio in 1985.

A current full application, to be determined alongside the current Conservation Area Consent application, is also pending decision.

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

Members may consider that the existing rear appendage, currently used as a kitchen for the commercial property, has no particular architectural merit and should permission be granted for the conversion of the property into residential use under reference DC/09/03593, the loss of the structure would not have a significantly harmful impact on the character of the conservation area in would in fact provide additional amenity space which may be considered to further enhance the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03593 and 09/03594, excluding exempt information.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01

Reasons for granting consent:

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

BE11 Conservation Areas

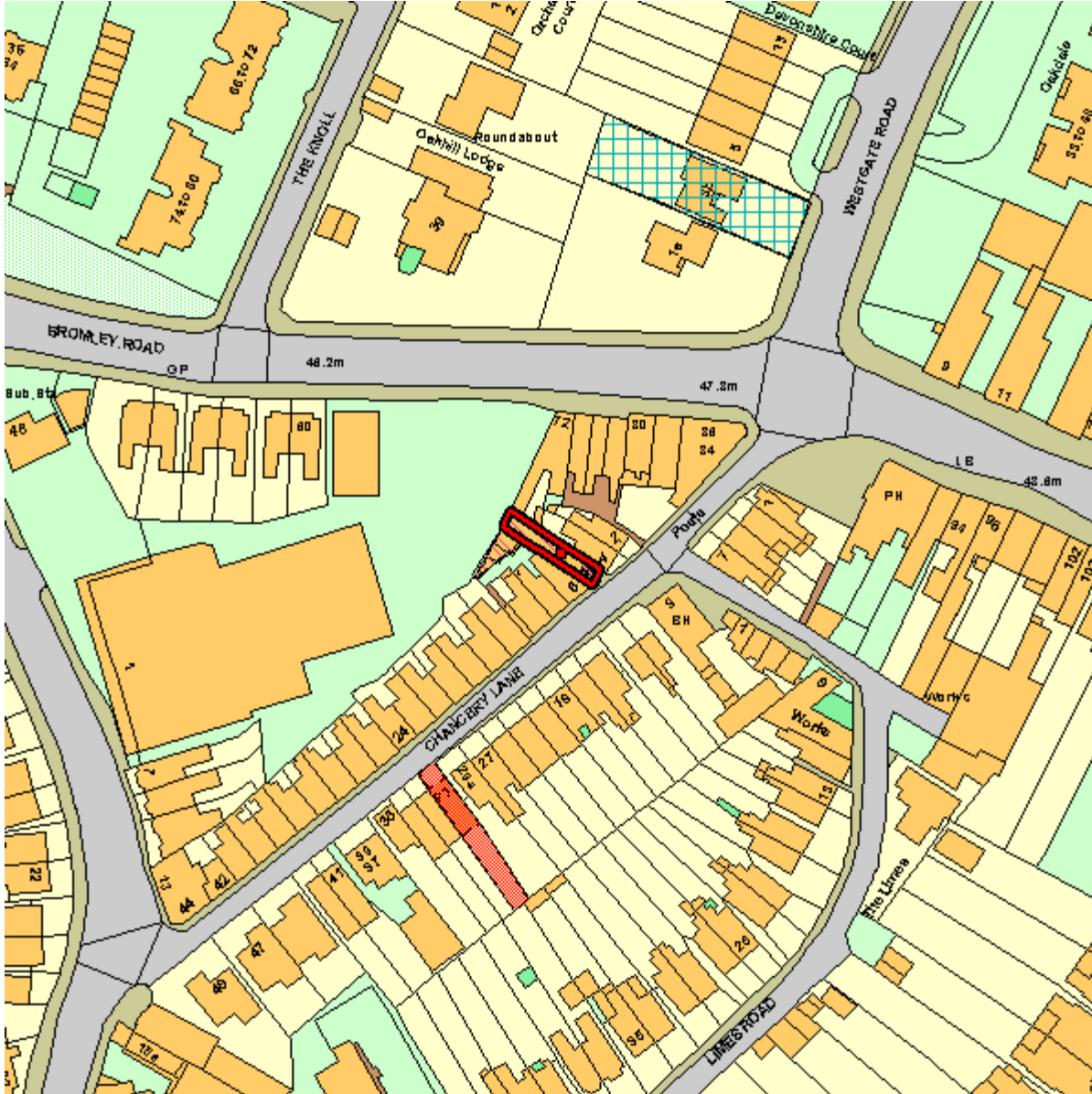
BE12 Demolition in Conservation Areas

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 development in the Chancery Lane Conservation 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 housing policies of the development plan;
- (h) and having regard to all other matters raised including concerns from neighbours.

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CONSERVATION AREA CONSENT



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