

**Application No :** 09/03532/FULL1

**Ward:**  
**Copers Cope**

**Address :** St Christophers School 49 Bromley  
Road Beckenham BR3 5PA

**OS Grid Ref:** E: 538284 N: 169385

**Applicant :** St Christophers School

**Objections : NO**

**Description of Development:**

Two storey building to provide replacement teaching accommodation

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Locally Listed Building  
London Distributor Roads  
Urban Open Space

**Proposal**

This proposal is to demolish an existing single storey wooden teaching building sited adjacent to the school hall at the rear of the site and replace it with a modern two storey building.

**Location**

The application site is situated on the northern side of Bromley Road near to the junction of Oakwood Avenue, and comprises of a school with various ancillary buildings and playing field. The main building on the site is Listed Building and is situated on the southern side of the site fronting Bromley Road. The site is designated as Urban Open Space within the Unitary Development Plan.

**Comments from Local Residents**

No representations were received from nearby owners/occupiers.

**Planning Considerations**

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

BE1 Design of New Development

BE8 Historic Buildings (Statutory Listed Buildings)  
C1 Community Facilities  
G8 Urban Open Space

From a tree perspective:- An Arboricultural survey has now been submitted, the survey includes a method statement and provided the developer adheres to its requirements the building can be accommodated without harm to the trees. Standard condition B.19 should be included in any permission.

From the Heritage and Urban Design point of view the proposal is considered as a high quality modern design and would not impact on the historic main building due to its location.

### **Planning History**

Planning Permission and Listed Building Consent have been granted for the following applications:

- Demolition of storage rooms, single storey extension and internal alterations to former barn with disabled access ramp (ref. 01/03861)
- Demolition of timber framed building and erection of single storey extension comprising 2 classrooms (ref. 99/00211)
- Demolition of existing classrooms and staff room and erection of two storey side extension comprising 2 replacement classrooms, replacement staff room, upgraded music room and drama studio and ancillary facilities (ref. 04/00618)

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the area including the effect on the Urban open space and the Listed Building within the site and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The replacement building is of a contemporary style and will provide teaching facilities on two floors. The building will be similar in height to the adjacent school hall; the design uses various finishes and insulation materials and incorporates Sustainable measures to reduce energy use, including an area of green roof.

Although the proposed building is of a modern style the site comprises buildings of various styles. This proposed building would not be considered out of character and would not impact on the area or the listed building, therefore it is considered acceptable.

Having had regard to the to above it is considered that the proposed building would be an improvement on the existing structure and would not have a significant impact on the character of the area or the appearance of the listed building.

Having regard to the relevant policies in the Unitary Development Plan, it is considered that the proposal will not have an adverse effect on the character of the Urban Open Space or general appearance of the school, nor will it result in undue harm to the residential amenities of the occupiers of neighbouring properties.

as amended by documents received on 19.02.2010

Background papers referred to during production of this report comprise all correspondence on file ref. 09/03532, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACB19  | Trees - App'ment of Arboricultural Super |
|   | ACB19R | Reason B19                               |
| 3 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 4 | ACK01  | Compliance with submitted plan           |

#### **Reason:**

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

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

- BE1 Design of New Development
- BE8 Historic Buildings (Statutory Listed Buildings)
- C1 Community Facilities
- G8 Urban Open Space

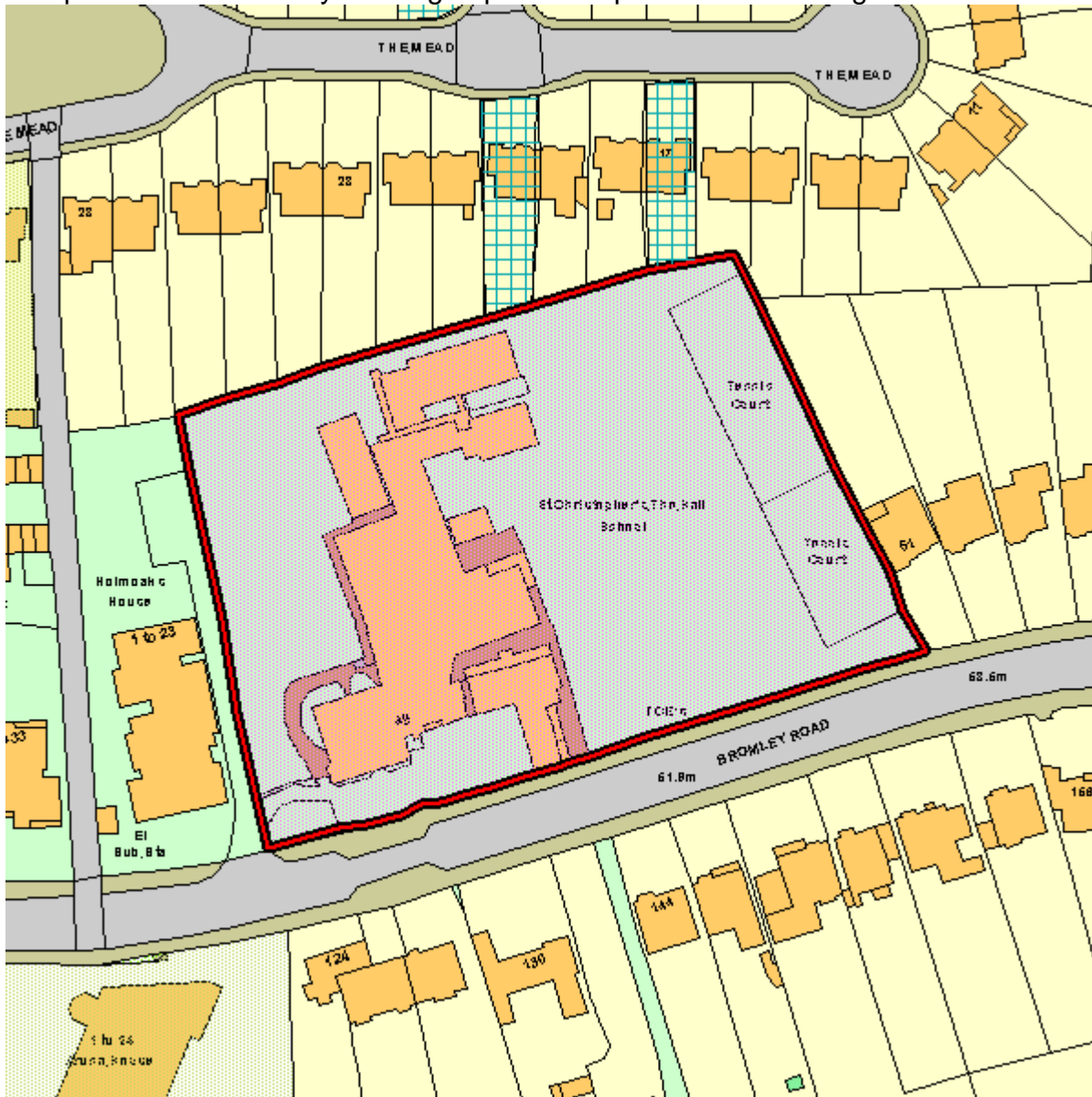
#### **INFORMATIVE(S)**

- 1 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.

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