

Application No : 10/00943/FULL1

**Ward:
Chislehurst**

**Address : Babington House School Grange Drive
Chislehurst BR7 5ES**

OS Grid Ref: E: 542607 N: 170812

**Applicant : The Governors Of Babington House School
Objections : NO**

Description of Development:

Temporary classroom

Key designations:

Locally Listed Building

Proposal

- The proposal seeks to provide a temporary classroom building to the east of the site near to Clifford Avenue for a period of one year from June 2010 to July 2011.
- The building is required by the school in order to maintain a fully functioning school while the development previously permitted is undertaken.
- No additional children or staff will be accommodated at the school in this time.
- The temporary building will have a flat roof with a height of 2.9m. The dimensions of the building will be approx. 10m x 6.5m.
- The building will be used for drama lessons and an extended day programme which takes place at the school.

Location

Babington House School occupies a site of 0.6 ha within the western section of Chislehurst and is surrounded by a mixture of predominantly detached two storey residential dwellings.

Comments from Local Residents

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

Comments from Consultees

No Thames Water objections are raised.

At the time of writing the report, no technical drainage comments had been received. Any further comments will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE10 (Locally Listed Buildings), C1 (community Facilities), C7 (Education And Pre-School Facilities) and NE7 (Development and Trees) of the adopted Unitary Development Plan.

There are a number of other relevant policy documents that come under the general category of other 'material considerations'. These include:

PPS1 Delivering Sustainable Development
PPG24 Planning and Noise.

In strategic terms the most relevant London Plan policies are:

3A.24 Educational facilities
4B.1 Design principles for a compact city
4B.8 Respect local context and communities.

Planning History

Planning permission was granted under ref. 08/03940 for demolition of existing assembly hall and drama studio and erection of part one/two/three storey extension to the north of the site to provide new dining area, assembly hall, changing room and music room (amendment to phase 3 of permission granted under refs. 00/002853 and 04/04633).

A planning application is under consideration at this Plans Sub-Committee under ref. 10/01038 for a temporary car park for 20 cars with access off Clifford Avenue.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that the development would have on the amenities of the occupants of the surrounding residential properties and the impact on the character of the character of the nearby locally listed building.

No significant trees are considered to be affected by the proposal and the building will be sited some distance from the locally listed building. Given these circumstances and the temporary nature of the structure, the proposal is considered acceptable subject to its removal after the one year period.

The proposed structure does not bring the built development on the land significantly closer to neighbouring residential properties and it is considered that the amenities of these properties will not be harmed by the structure. The structure will be low in height and is not considered to be obtrusive when viewed from the highway. The classroom will also have a minimal impact on the open space within the school grounds. It is proposed to paint the classroom green to further reduce its visual impact and this can be conditioned appropriately.

On balance the proposal is considered to be necessary in order for the school to continue to operate during the major redevelopment previously permitted under ref. 08/03940. The proposal is considered acceptable and it is recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/00943 and 10/01038 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|-----------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC07 | Materials as set out in application | |
| | ACC07R | Reason C07 | |
| 3 | ACE01 | Limited period - buildings (1 insert) | 31st July 2011. |
| | ACE01R | Reason E01 | |

Reasons for granting permission:

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

- BE1 Design of New Development
- BE10 Locally Listed Buildings
- C1 Community Facilities
- C7 Education and Pre-School Facilities
- NE7 Development and Trees

The development is considered to be satisfactory in relation to the following:

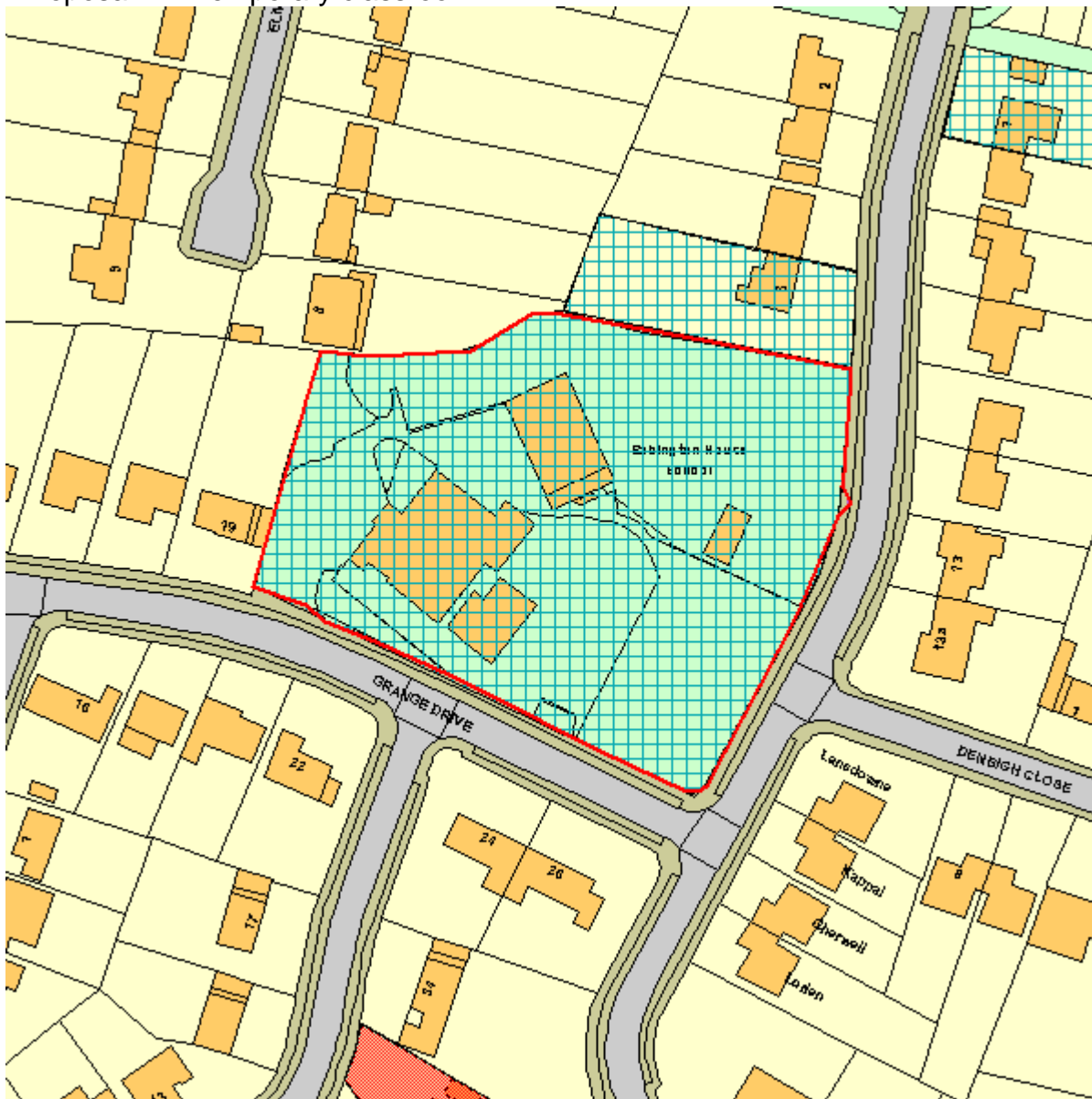
- (a) the relationship of the development to adjacent locally listed building
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the community facilities policies of the development plan.

and having regard to all other matters raised.

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