

Application No : 10/01174/FULL1

Ward:
Chislehurst

Address : Babington House School Grange Drive
Chislehurst BR7 5ES

OS Grid Ref: E: 542607 N: 170812

Applicant : The Governors

Objections : NO

Description of Development:

Extension to provide store room and additional learning support classroom in roof void with two dormers on north western elevation.

Key designations:

Locally Listed Building

Proposal

- The proposal seeks to provide a single storey extension to the rear of the school building with dimensions of 2.3m x 4.2m to provide a store room. The store room will have a sloped roof with a height of 5.1m (3.0m to eaves level).
- It is proposed to provide a learning support room in the existing roof void of the school building.
- The learning support room will incorporate two dormer extensions to the northwest courtyard elevation (facing south east). These will have a height of 2.1m and a width of 1.9m. They will incorporate gable roofs.
- The school has confirmed that no additional staff or pupils will be accommodated as a result of the proposal.

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.

From a technical highways point of view, no objections are raised subject to no increase in pupils.

No objection is raised by the Children And Young People services department, who recognise the educational benefit of the proposal.

There are no comments from a drainage aspect.

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), NE7 (Development and Trees), T18 (Road Safety) 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 ref. 00/002853 and 04/04633). This development has not been constructed.

Planning applications have recently been permitted at the site under refs. 10/00943 and 10/01038 for a temporary classroom and temporary car park respectively.

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, the impact on the character of the area and the host locally listed building, and the impact on highway safety.

The proposed store room is considered to be of a modest scale and in context with the host building. The design includes a sloped roof which will match the design of the host building. The dormers are considered to be small-scale also, and will sit comfortably within the roof slope without appearing clumsy or dominant. The result is that the extensions are not considered to impact harmfully on the character of the host building (which is locally listed) or wider area.

The store room will not bring the school building significantly closer to the nearest neighbouring residential property and the prospect from this dwelling (No. 8 Elmstead Glade) will not be seriously harmed. Good vegetation screening exists along this boundary also. Likewise, the dormers will face south east into the courtyard and will not result in any overlooking. The bulk of the roofspace will not be extended in any other way than the two dormers.

The proposal to include a learning support room raises no principle objection and is in line with the educational policies of the development plan.

No significant trees are considered to be affected by the proposal. From a conservation point of view, the extensions to the locally listed building are not considered to be harmful to its intrinsic character, subject to the use of suitable materials and this can be conditioned.

On balance the proposal is considered to be acceptable in that it would not harm the amenities of neighbouring properties or the character of the area. The proposal is considered to not harm the character of the host building which is locally listed and would not impact on highway safety as no additional staff or pupils are proposed. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03940, 10/00943, 10/01038 and 10/01174, excluding exempt information.

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'nl surfaces)
 ACC01R Reason C01
- 3 ACC03 Details of windows
 ACC03R Reason C03
- 4 No additional pupils or staff shall be accommodated at the school as a result of the permission hereby granted.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and to prevent overdevelopment of the site.

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
- T18 Road Safety

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

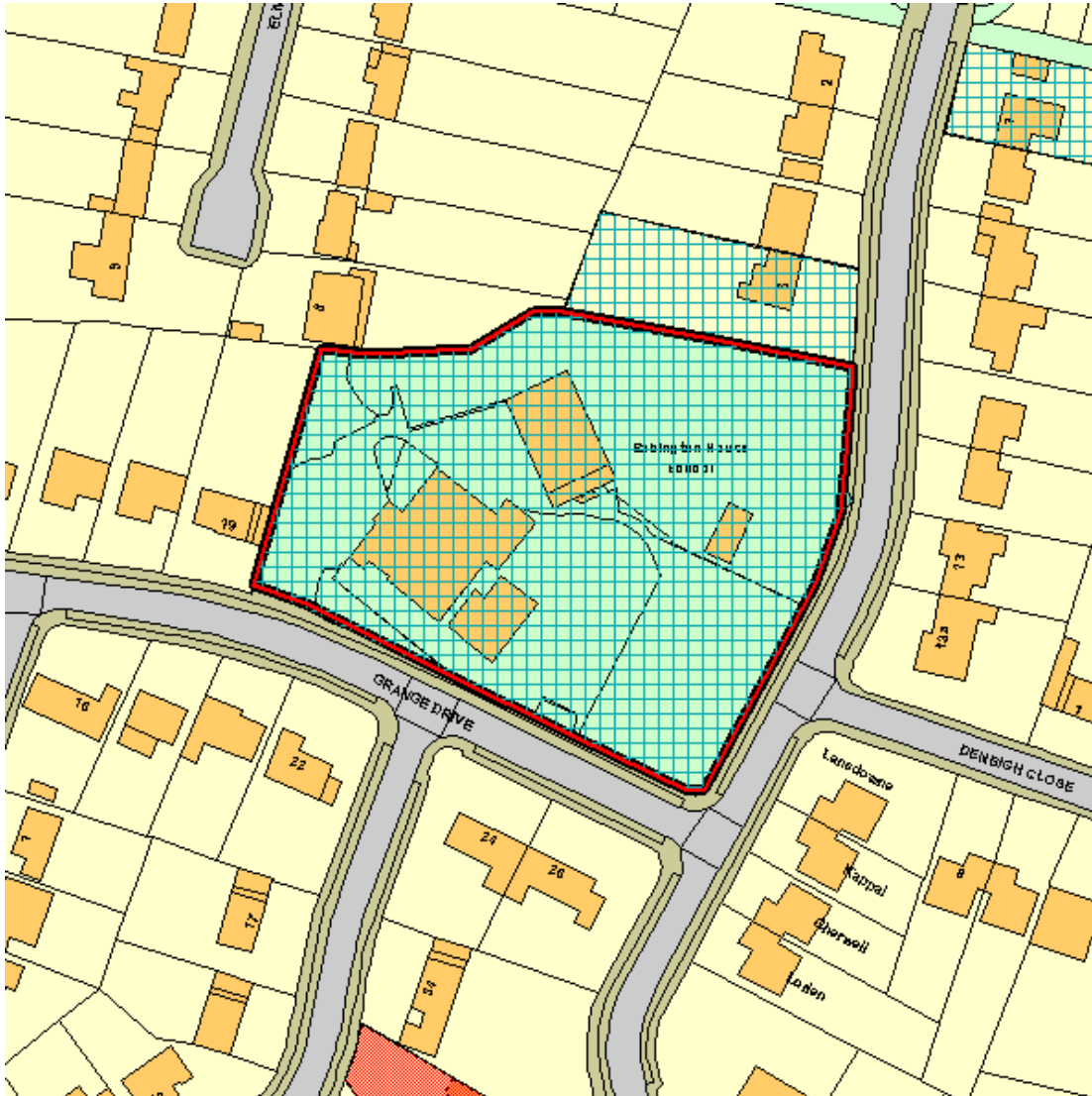
- (a) the relationship of the development to locally listed building
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the community facilities policies of the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

and having regard to all other matters raised.

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