

Application No : 09/03071/FULL2

**Ward:
Plaistow And Sundridge**

Address : 14 Farwig Lane Bromley BR1 3RB

OS Grid Ref: E: 539989 N: 169897

Applicant : Luceno Properties Ltd

Objections : NO

Description of Development:

Conversion of 2 storey office and light industrial building to 4 live/work units comprising 2 light industrial units and 2 office units each with residential accommodation.

Key designations:

Business Area

Proposal

The proposal is for the conversion of existing 2 storey office and light industrial buildings to form 4 live/work units comprising 2 light industrial units and 2 office units each with residential accommodation and the existing parking spaces.

The application site is situated on the southern side of Farwig Lane adjacent to the 'Big Yellow' storage building, and falls within a designated business area north of the Bromley Town Centre. The site comprises of two detached 2 storey units, each has the use as office and light industrial (Classes B1a and B1b) with car parking.

Consultations

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

Initially the Environmental Health: was not satisfied with the proposed habitable room sizes, the Applicant has submitted an amended drawing with room sizes in accordance with the Environmental Health comments.

Planning Considerations

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

BE1 Design of New Development
EMP7 Business support

History

07/02182/FULL1 Detached building for self storage warehouse and office uses (use Classes B1 & B8) and detached building for office and light industrial uses (Classes B1 (a) and B1 (c)) with car parking and servicing Permission

08/03603/FULL1 Detached building for office and light industrial uses (Class B1 (a) and B1 (c) with car parking. Permission

Conclusions

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

The existing buildings are unoccupied, the applicant has stated that the units were marketed from October 2008, and although there have been some enquiries the units have not been taken. The applicant believes there may be some scope to consider live/work units as there would appear to be a ready demand but very little supply.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The ground floor of each unit will remain as light industrial with the first and second floors used as residential, The proposals would therefore, appear to comply with Policy EMP 7 of the Unitary Development Plan which states: The council will encourage proposals, which improve the supply of live/work units. Live/work units should be located in town centres and well served by public transport..

Having had regard to the above it was considered that the proposed use is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

as amended by documents received on 24.03.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 AJ02B Justification UNIQUE reason OTHER apps

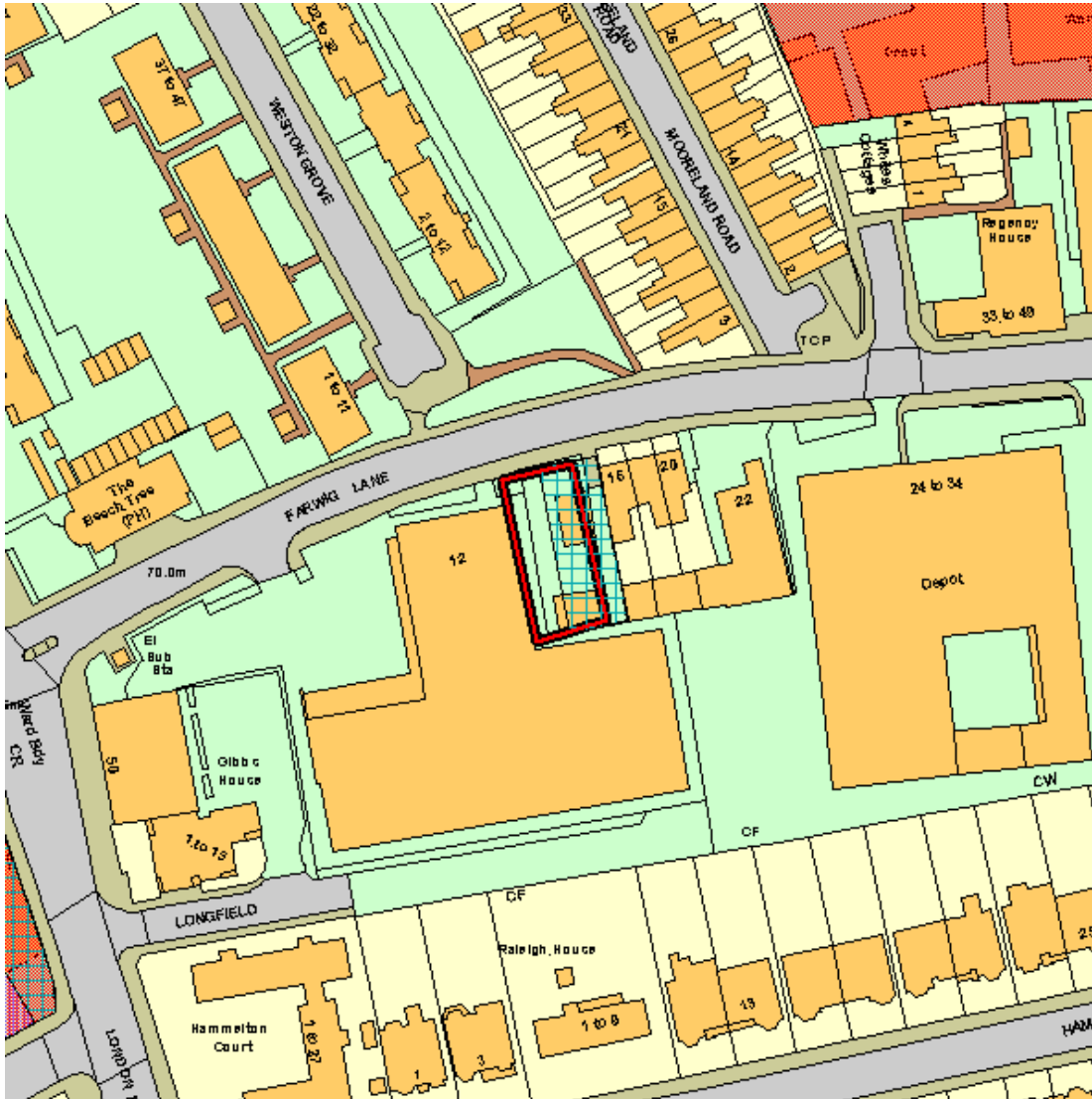
Policies (UDP)

BE1 Design of New Development
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