

**Application No :** 10/00945/FULL1

**Ward:**  
**Bickley**

**Address :** Bullers Wood School For Girls St  
Nicolas Lane Chislehurst BR7 5LJ

**OS Grid Ref:** E: 542533 N: 169755

**Applicant :** Governors Of Bullers Wood School      **Objections :** NO

### **Description of Development:**

Detached 3/4 storey building to provide classrooms. Incorporation of a walk way and car parking spaces.

Key designations:

Sites of Interest for Nat. Conservation  
Urban Open Space

### **Proposal**

This application seeks permission for a new teaching school block, which is required by Bullers Wood School to improve its vocational training facilities. No increase in the number of pupils is proposed. A walkway and 6 car parking spaces are also proposed in conjunction with the new building.

The building will be four storeys high with a gross floor area of approximately 1000 square metres. The height of approximately 16 metres is comparable to that of the existing chemistry department that is south west of the site.

### **Location**

Bullers Wood School for Girls is located on the eastern side of Nicolas Lane, Chislehurst and is set within expansive grounds with relatively well-spaced buildings. The proposed building will be located to the north east of the modern "chemistry" block and to the east of the statutorily listed building known as The Lodge in an area that is heavily wooded with dense planting of well-established and mature trees as well as having a significant change in ground levels.

### **Comments from Local Residents**

As of the date of reporting, no comments from local residents had been received. Any comments received will be reported verbally at Committee.

### **Comments from Consultees**

From a heritage and conservation perspective, it is considered that as the proposed building is well screened and at a considerably lower level, it will not have any adverse impact on the setting of the nearby listed buildings.

From a trees and landscaping perspective, the proposed loss of 4 grade b trees is regrettable however, it would not impact on public amenity and therefore, unreasonable to refuse on such grounds. Standard conditions to ensure that the retained trees are adequately protected during construction are recommended should permission be granted.

Highways: States that the application advises there will not be an increase in pupils or parking spaces as a result of the proposal. However, 6 car parking spaces are shown adjacent to the proposed building. In response, the applicant has advised that a previously implemented permission (DC/04/03972/FULL1) resulted in the loss of approximately 10 car parking spaces and therefore, the current proposal would not result in a net gain of parking spaces. Any further Highway comments received will be reported verbally at Committee.

Highways (Drainage) have requested that the standard condition requiring the submission of surface water drainage details be attached to any permission granted.

Environmental Health (Pollution) has requested that the standard informative be attached to any permission advising that they be contacted before the use commences.

Waste advisors state that the proposed refuse storage area is acceptable.

Thameswater advise that with regard to sewerage and water infrastructure they would not have any objection to the planning application.

## **Planning Considerations**

The main policies relevant to this case are Policies BE1 (Design of New Development), BE8 (Statutory Listed Buildings), C3 (Access to Buildings for People with Disabilities), C7 (Educational and Pre-School Facilities), G8 (Urban Open Space), NE7 (Development and Trees) and T3 (Parking) of the adopted Unitary Development Plan.

## **Planning History**

The site has a long and varied history with over thirty-five planning applications being submitted to the Council since 1987.

The most recent planning application (08/03842) was granted permission for a new teaching block to the east of the school site located in-between the Sports Hall and Inglewood.

## Conclusions

The main issue relating to the application are the design of the new building, the setting of adjacent listed buildings, urban open space and associated trees/landscaping, neighbouring amenity, parking/traffic and access.

The modern design of the building is in-keeping with the chemistry department building that is located to the southwest, immediately adjacent the proposed site. In addition, the proposed building is similar in its modern design, scale and appearance to the building recently granted permission (as noted above) to be located to the east of the proposed building. The proposed use of brick will match the materials of the surrounding buildings while the extensive glazing will provide a modern reference as well as providing large amounts of natural light for the occupants. The design of the new building is therefore considered to comply with policy BE1 of the UDP.

The proposed building is well screened and at a considerably lower level and therefore, will not impact upon the setting of the two nearby statutorily listed buildings The Lodge (to the west) or the main reception building (to the north west) and therefore, complies with policy BE8 of the UDP.

With regard to urban open space, the development is related to the existing use of the site and will be sited in a large area of densely planted woodland that has a significant fall in ground level. In addition, the building is of similar size and scale to the surrounding buildings while being sufficiently separated from them. It is therefore considered that the proposal complies with policy G8 of the UDP.

It is noted that a number of trees are to be removed and although not ideal, as previously mentioned, the area is densely planted with well-established, mature trees. Therefore, subject to conditions ensuring these existing trees are protected during construction, it is considered that the proposal is acceptable and complies with policy NE7 of the UDP.

Given the significant degree of separation that would exist to the boundaries with the nearest residential properties combined with the surrounding densely planted woodland, it is considered that the new teaching block is acceptable and would not cause any loss of neighbouring residential amenity.

Concerning parking and traffic, the applicant states that there will be no increase in pupils attending the school as a result of the proposal. Although 6 car parking spaces are proposed a previously implemented permission (as noted above) resulted in the removal of existing parking spaces and there will not be a net gain in parking spaces as a result. It is therefore considered that the proposal complied with policy T3 of the UDP.

With regard to access, the proposed building will be served by both a staircase and a passenger lift. Ramp and level access into the building will comply with Part M of the

Building Regulations. It is therefore considered that the access arrangements are satisfactory and comply with policy C3 of the UDP.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00945, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1     ACA01       Commencement of development within 3 yrs  
      ACA01R     A01 Reason 3 years
- 2     ACB18       Trees-Arboricultural Method Statement  
      ACB18R     Reason B18
- 3     ACB19       Trees - App'ment of Arboricultural Super  
      ACB19R     Reason B19
- 4     ACC07       Materials as set out in application  
      ACC07R     Reason C07
- 5     ACD02       Surface water drainage - no det. submitt  
      ADD02R     Reason D02
- 6     The building hereby permitted shall not result in an increase in the number of pupils attending the school at the site.

Reason: In order to comply with Policies BE1 and C7 of the Unitary Development Plan and to prevent overdevelopment of the site.

### **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   Statutory Listed Buildings
- C3    Access to Buildings for People with Disabilities
- C7    Educational and Pre-School Facilities
- G8    Urban Open Space
- NE7   Development and Trees
- T3    Parking

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

- (a)   the design of the new building and its relationship to its surroundings;
- (b)   the setting of adjacent listed buildings;
- (c)   the character and openness of the urban open space;
- (d)   existing trees;
- (e)   the amenities of the occupiers of adjacent and nearby properties;

and having regard to all other matters raised.

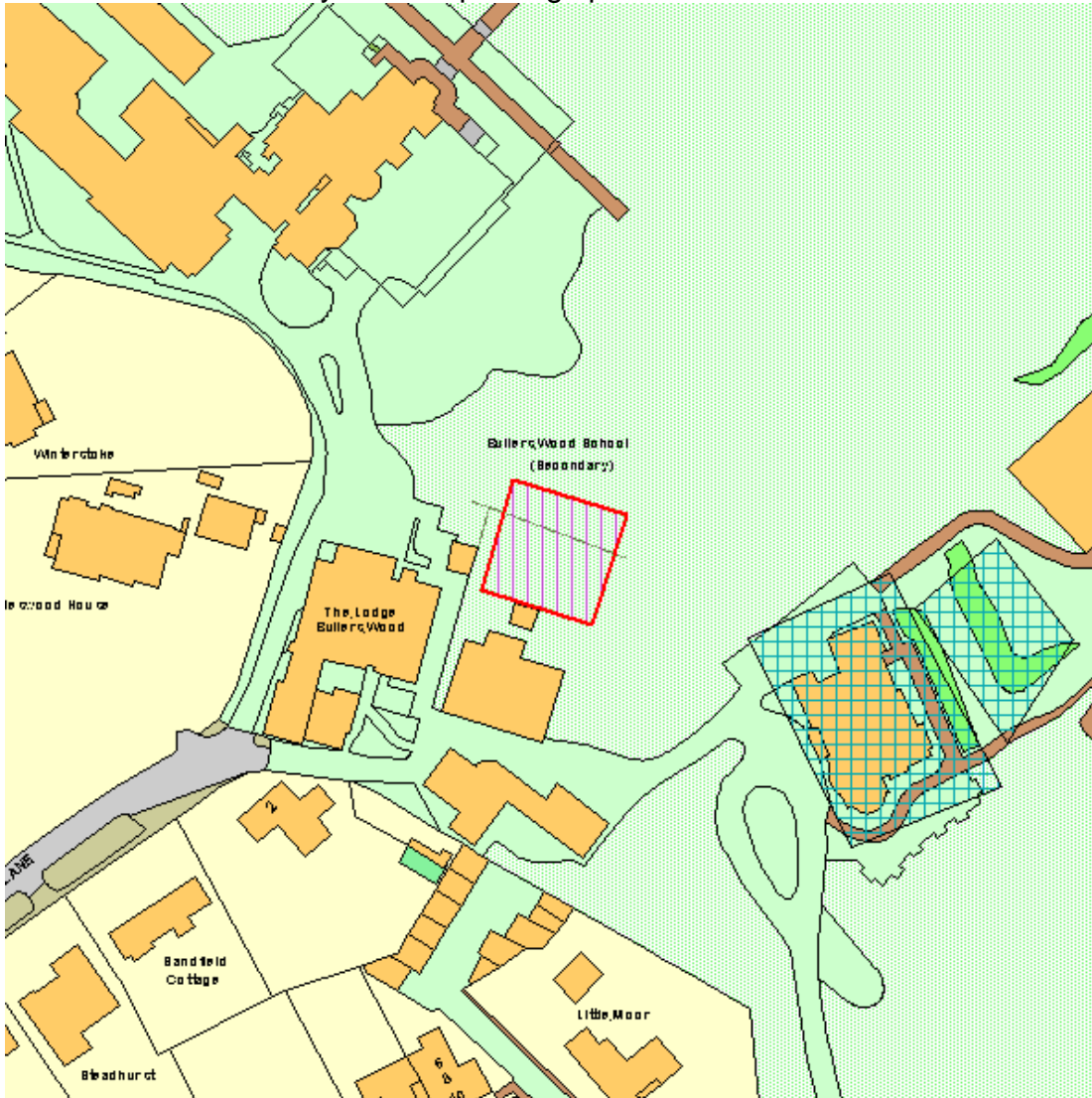
INFORMATIVE(S)

1      RD129      EHO – Contact Pollution Team

Reference: 10/00945/FULL1

Address: Bullers Wood School For Girls St Nicolas Lane Chislehurst BR7 5LJ

Proposal: Detached 3/4 storey building to provide classrooms. Incorporation of a walk way and car parking spaces.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661