

SECTION '5' – Applications meriting special consideration

Application No : 10/01044/FULL1

Ward:
Copers Cope

Address : Rear Of 80 High Street Beckenham

OS Grid Ref: E: 537394 N: 169559

Applicant : Rochester Diocesan

Objections : NO

Description of Development:

Part one/two storey replacement building for continued use as light industrial (Class B1) and leisure (Class D2)

Key designations:

Areas of Archeological Significance
Flood Zone 2

Proposal

- The application proposes the re-instatement of the building which was extensively fire-damaged in 2008 for continued use as light industrial (Class B1) and leisure (Class D2), as a dance studio.
- The proposed development would involve the replacement of most of the existing ground floor and first floors. The two storey dance studio building adjacent to the northern flank boundary of the site is still in use and is to remain with the addition of an extension incorporating additional studio facilities to the rear to replace previous accommodation lost to fire damage.
- The fire-damaged commercial premises which were previously occupied by First Glass (a window-fitting company) are to be re-built and occupied by the former users. The proposed footprint is almost identical to that of the existing, with the building abutting the southern site boundary. The first floor level will be extended further back than the existing first floor and will be equal in width to the ground floor. The maximum height proposed is approximately 8.4m which is below the highest point of the existing dance studio building.

Location

- The application site is a part one/two storey detached building located to the rear of No.80 High Street. No.80 is a four storey building with commercial

premises at ground floor level (numbered 78, 82 and 84). Planning permission was recently granted for the change of use from a private members club to a restaurant (Class A3).

- The site is within an area of archaeological significance and flood zone 2. There is a mix of uses on offer in this part of the High Street, predominantly A1, A2 and A3 uses as well as a few vacant premises and a small number of B1 and A4 uses.

Comments from Local Residents

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

Comments from Consultees

The Council's Highways engineers have raised no objections to the proposal.

The Council's Local Economy and Regeneration Division support the application and welcome the changes to the building to make it more accessible.

The Council's Drainage Engineers have advised that the site is within the area in which the Environment Agency requires the restrictions on the rate of discharge of surface water from new developments into the river Ravensbourne.

The Council's Environmental Health Officers have raised no objections to permission being granted.

English Heritage does not require an Archaeological assessment.

Thames Water Development Planning have advised that with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. With regard to sewerage infrastructure they would not have any objection to the planning application.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure they would not have any objection to the above planning application.

The Environment Agency has no objections to the proposed development on flood risk grounds.

Planning Considerations

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

BE1 Design of new development
C1 Community Facilities
C2 Community Facilities and Development
L9 Indoor Recreation and Leisure
S6 Retail and Leisure Development – existing centres
T1 Transport Demand
T18 Road safety.

London Plan Policies:

3A.17 Addressing the needs of London's diverse population
4A.7 Renewable energy
4A.20 Reducing noise and enhancing soundscapes
4A.12 Flooding
4A.13 Flood Risk Management

Mayors Ambient Noise Strategy
Mayors Waste Strategy

PPS1 Delivering Sustainable Development
PPS1 Climate Change Supplement
PPS22 Renewable Energy
PPG13 Transport
PPS24 Planning and Noise
PPS25 Development and Flood Risk

Planning History

In terms of relevant planning history, permission was granted under ref. 91/00859 for change of use from light industrial to dance studio.

Permission was then granted for change of use of first and second floors from private members club to restaurant (Class A3) with associated store rooms and offices on second floor and ancillary accommodation for staff on third floor with ventilation ductwork at side under ref. 09/03256.

Conclusions

As the use proposed is a continuation of the previous use at the site, Members may consider that the development is unlikely to adversely impact the character, vitality or viability of Beckenham District centre. In terms of scale, the development would be no higher than the existing building and it may therefore be considered to be in keeping with surrounding development.

In terms of the impact of the proposal on the amenities of nearby residents, the main issues that Members may wish to consider are the visual impact of the development and the noise impact resulting from the use of the development.

The proposed building would be no nearer to any neighbouring sites and, given its two storey height, this is therefore unlikely to have a significant impact on amenities. There is a proposed window which is two storeys in height on the northern elevation facing into the rear of 46 Church Avenue, which serves the double storey height entrance foyer. As the internal floor level does not extend to the northern flank wall at first floor level it may be considered by Members that there would be no significant overlooking from this window as the closest anyone could stand to look out of the window is 5 metres away.

There are also residential flats at the adjacent site, No.86 – 90 High Street, however, no windows are proposed on the southern flank facing this site. There are front windows already in situ at the dance studio building which is to be retained. The only additional front windows proposed are double storey and will serve a corridor so are not likely to lead to any significant overlooking or loss of privacy to neighbours.

The applicants have stated that the usage of the building will remain at levels which previously existed. In addition to a dance studio it appears from the Planning Inspectorate's report that the D2 use also included many other activities including singing, drama and aerobics classes. The studios were also hired to outside groups including their use for rehearsals by a local light operatic society. In terms of noise, the previous grant of planning permission for the continued use as a dance studio (ref.97/00257) had a condition attached to it regarding sound-proofing and the type of sound equipment which could be applied, as well as one which restricted the hours of use. In the current application, the applicants are proposing construction materials which would achieve greater acoustic efficiency. Furthermore, in order to protect residential amenities, Members may wish to impose a condition which restricts the type of sound equipment used as well as the hours of use, as in the previous permission.

From the Community facility perspective, the development should be easily accessible by public transport and should be designed to be easily used by all sectors of society. The site is located in an area with a public transport accessibility level (PTAL) of 5 (on a scale of 1 – 6 where 6 is the most accessible). The changes proposed to make the building more accessible and compliant with the Disability Discrimination Act are also welcomed in this instance.

In terms of the impact on road safety and parking within the local road network, there are pay and display parking bays within the vicinity of the site and as the development is a continued use of the commercial accommodation with similar traffic generation, therefore Members may consider that the proposal is unlikely to have significant impact.

On balance, Members may therefore consider that the proposal is acceptable and worthy of planning permission being granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03256 and 10/01044, excluding exempt information.

as amended by documents received on 30.04.2010

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02
- 4 The Light Industrial use shall not operate on any Sunday or Bank Holiday, Xmas Day or Good Friday, nor before 0800 hours or after 1800 hours on any other day.

Reason: In order to comply with Policies BE1 and L9 of the Unitary Development Plan and in the interest of the amenities of the area.

- 5 The Leisure use shall not operate before 1000 hours or after 2200 hours Monday to Saturday, nor before 1000 hours or after 1600 hours on any Sunday or Bank Holiday.

Reason: In order to comply with Policies BE1 and L9 of the Unitary Development Plan and in the interest of the amenities of the area.

- 6 No sound reproduction equipment other than portable and small domestic equipment shall be used at any time on the premises.

Reason: In order to comply with Policies BE1 and L9 of the Unitary Development Plan and in the interest of the amenities of the area.

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies:

Unitary Development Plan:

- BE1 Design of new development
- C1 Community Facilities
- C2 Community Facilities and Development
- L9 Indoor Recreation and Leisure
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- T1 Transport Demand

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Mayors Ambient Noise Strategy

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PPS1 Delivering Sustainable Development

PPS1 Climate Change Supplement

PPS22 Renewable Energy

PPG13 Transport

PPS24 Planning and Noise

PPS25 Development and Flood Risk

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

- (a) the density of the proposed development
- (b) the relationship of the development to adjacent properties
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the proposed parking provision and the impact to conditions of road safety
- (f) the housing policies of the Unitary Development Plan
- (g) the transport policies of the Unitary Development Plan
- (h) the conservation policies of the Unitary Development Plan
- (i) the provision of amenity space for future occupiers of the proposed flats

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that

the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 2 Refuse and Recycling Bins should be placed near the High Street on collection day.

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