

**SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No : 10/01826/FULL6**

**Ward:  
Bickley**

**Address : The Mount Mavelstone Road Bromley  
BR1 2SX**

**OS Grid Ref: E: 542133 N: 169825**

**Applicant : Mr Doug Twyford**

**Objections : YES**

**Description of Development:**

1.8 metre high gates and piers at front.

**Key designations:**

Conservation Area: Mavelstone Road  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Locally Listed Building

**Proposal**

- It is proposed to provide automated gated access to this property, which would include the construction of 1.83m high piers either side of the existing vehicular access, and steel double gates which, due to the steep gradient of the access drive, would open outwards
- the gates would be set back 1.5m from the front boundary to prevent opening out over the public footway
- the access is currently open, and the proposed gates are required to increase security and privacy to the property.

**Location**

This large detached property is locally listed and is situated on the south-western side of Mavelstone Road at the junction with Mount Close. It lies within Mavelstone Road Conservation Area which is generally characterised by large detached Arts and Crafts houses set within spacious grounds.

**Comments from Local Residents**

Objections have been received from Sundridge Residents' Association expressing concern at the form of enclosure proposed which is considered to be out of keeping with the character of Mavelstone Road Conservation Area.

Ward Councillors have commented that the proposals would be detrimental to the street scene and out of keeping with the Conservation Area.

### **Comments from Consultees**

The Council's highway engineer considers that although vehicles would have to wait in the road while the gates open, this is a wide unmade road with low traffic speeds and flows, and therefore no objections are raised to the proposals.

Objections are raised by the Advisory Panel for Conservation Areas which considers that the proposals would neither preserve nor enhance the Conservation Area nor the host dwelling which is an important locally listed building by a distinguished architect of the Arts and Crafts movement. In their view, the gate design is inappropriate for a house of this period, and the materials used should be timber.

### **Planning Considerations**

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE10 Locally Listed Buildings
- BE11 Conservation Areas

### **Conclusions**

The primary considerations in this case are the design and impact of the proposed gates and piers on the setting of the locally listed building and on the character and appearance of Mavelstone Road Conservation Area.

This part of Mavelstone Road Conservation Area is characterised by low boundary enclosures and dense vegetation along the frontages, however, a number of properties nearby also have entrance piers similar in height to the current proposals, with one entrance to Melbury Grange having similar steel gates (although not automated).

The gates and piers would be set back 1.5m from the front boundary, which would reduce the impact on the street scene, and the design of the gates and piers is not considered to be out of character with surrounding properties, nor have an injurious impact on the setting of the locally listed building or the character and appearance of the Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01826, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01          Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      Details of the materials to be used for the piers and gates shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

**Reason:** In order to comply with Policies BE7, BE10 and BE11 of the Unitary Development Plan, and in the interest of the character and appearance of Mavelstone Road Conservation Area, and the setting of the locally listed building.

### **Reasons for granting permission:**

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

- BE1    Design of New Development
- BE7    Railings, Boundary Walls and Other Means of Enclosure
- BE10    Locally Listed Buildings
- BE11    Conservation Areas

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

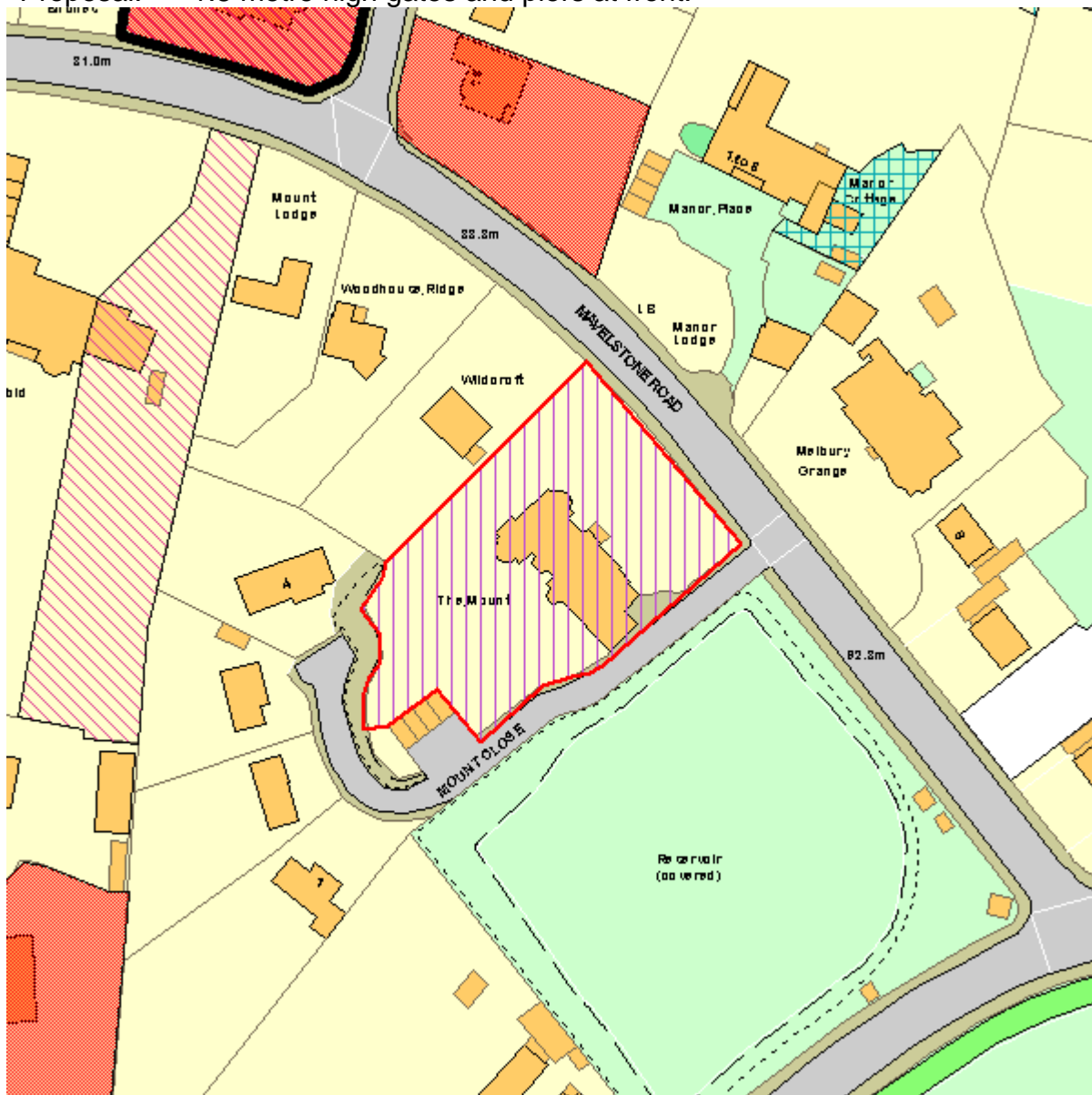
- (a)    the visual impact on the character and appearance of the Conservation Area
- (b)    the setting of the listed building
- (c)    the impact on highway safety and the free flow of traffic

and having regard to all other matters raised, including neighbours concerns.

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