

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/00548/CAC

Ward:
Kelsey And Eden Park

Address : 76A Manor Way Beckenham BR3 3LR

OS Grid Ref: E: 537522 N: 168608

Applicant : Mrs Yves Ferguson

Objections : YES

Description of Development:

Demolition of the existing dwelling house CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Manor Way Beckenham

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal

Conservation Area Consent is sought for the demolition of the existing dwelling. This application is connected with application ref. 12/00547 for the re-development of this site with a replacement detached dwelling.

Location

The application site is located on the western side of Manor Way, close to the junction with Little Acre and within the Manor Way Beckenham Conservation Area.

At present, the site is host to a two storey dwelling of little architectural merit which features white weatherboarding at first floor level. The immediate surrounding area is mixed in character, with dwelling houses along Manor Way being detached and typically of two storey height, varying in form and character, set back from the roadside on spacious plots.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which related more to the full application (ref. 12/00547) can be summarised as follows:

- objected to previous application on behalf of clients;

- current application omits the previously proposed balcony, which is a welcome amendment;
- however the plans retain the bay window at first floor level on the front (eastern) elevation;
- as the south-eastern corner of the proposed house would be forward of the existing house and approx. 2.5 metres forward of the front elevation of the nearest part of No. 78 Manor Way, the south-facing window in the first floor bay would result in overlooking;
- resulting loss of privacy;
- if permitted, the property would benefit from permitted development rights once built, therefore conditions are suggested;
- application for CAC should only be approved once replacement dwelling of suitable design has been approved.

Comments from Consultees

The Advisory Panel for Conservation Areas (APCA) were consulted on the application and they stated in effect that the application is premature, pending improved design of proposed replacement dwellinghouse.

English Heritage stated in effect that the application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.

Environmental Health (Pollution) raised no objection to the demolition of the dwellinghouse.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan are further considerations:

BE11 Conservation Areas

BE12 Demolition in Conservation Areas

Supplementary Planning Guidance for Manor Way Beckenham Conservation Area

Planning History

In terms of relevant planning history, a full planning application was submitted under ref. 11/01747 alongside an associated Conservation Area Consent application under ref. 11/01748. Both of these applications were withdrawn by the applicant prior to determination.

There is a full application for a replacement dwelling house to be considered under ref. 12/00547, which is to be assessed in relation to the current Conservation Area Consent application.

Conclusions

Members may consider that the main issue relating to this application is the effect that the demolition of the building and the loss of the existing building would have on the character and appearance of the conservation area.

Members may consider that the existing building has no particular architectural merit within the streetscene and Manor Way Beckenham Conservation Area, and no technical objections are raised to the principle of it being replaced. As such, provided planning permission is granted for the replacement dwellinghouse, considered under reference DC/12/00547, Members may consider that the proposal to demolish the existing building is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/01747, 11/01748, 12/00548 and 12/00547, excluding exempt information.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACG01 | Comm.of dev-Listed Building and Con.Area |
| | ACG01R | Reason G01 |

Reasons for granting consent:

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

- BE1 Design of New Development
- BE11 Development in Conservation Areas
- H7 Housing Design
- H9 Side Space
- T3 Parking
- T18 Highway Safety

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

- (a) the appearance of the development in the street scene;
- (b) the appearance of the development in relation to the character of the area;
- (c) the appearance of the development in relation to the character of the Manor Way Beckenham Conservation Area;
- (d) the relationship of the development to the adjacent properties;
- (e) the character of development in the surrounding area;
- (f) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (g) the light and outlook of occupiers of adjacent and nearby properties;
- (h) the privacy of occupiers of adjacent and nearby properties;
- (i) the housing policies of the development plan; and
- (j) the conservation policies of the development plan.

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