

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

Application No : 12/00449/CAC

Ward:
Copers Cope

Address : 4 Limes Road Beckenham BR3 6NS

OS Grid Ref: E: 537991 N: 169373

Applicant : Simone Riley

Objections : YES

Description of Development:

Part Demolition CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chancery Lane
Article 4 Direction

This application was deferred (along with ref. 12/00013), without prejudice, from Plans Sub-Committee 26th March 2012, in order for consideration to be given to the design of the scheme. The agent has now presented revised plans for consideration and the previous report is updated where relevant.

Proposal

This application seeks Conservation Area consent for the removal of the front entrance gates and covered roof area along with the removal of a corrugated plastic type roof to existing enclosed yard area. It accompanies planning application ref. 12/00013 which seeks to replace with development suited to residential accommodation.

Location

The site is located on the north side of Limes Road just at the point where there is virtually a 90 degree turn in the road. It is within the Chancery Lane Conservation Area (but just outside of the identified Article 4 area).

Consultations

Nearby owners/occupiers were notified of the application and representations were received in respect of the two applications which can be summarised as follows:

- query impact on laurel tree on adjacent site
- could be used as 2 bedroom dwelling – concerns over consequent impacts on parking

- overlooking into new dwelling from existing adjacent amenity space
- concerns over access to property while building works are carried out
- loss of commercial use
- impact of change of use on nature of conservation area
- use of appropriate materials
- impact on adjacent bushes
- concern over limited notification area
- detail of design/materials

Comments from Consultees

APCA raise no objection.

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:

BE12 Demolition in Conservation areas

Conclusions

The main issue relating to this application is the effect that the part demolition of the building would have on the character and appearance of Chislehurst Conservation Area.

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.

No planning objection is specifically raised to the demolition proposed and therefore, its loss would not be resisted where an acceptable scheme for redevelopment exists. As such, provided planning permission is granted for the replacement development, considered under reference DC/12/00013, Members may consider that the proposal to demolish the existing part building is acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00013 and 12/00449, 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

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