

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

Application No : 12/00898/CAC

Ward:
Bromley Common And
Keston

Address : 16 Forest Ridge Keston BR2 6EQ

OS Grid Ref: E: 542480 N: 164576

Applicant : Ravensbourne Property Services Ltd **Objections :** YES

Description of Development:

Demolition of existing dwelling. CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding

Proposal

Demolition of existing dwelling

Location

- The application site comprises a large two storey detached dwelling set on a generously sized plot with approximately 1m side space to the eastern flank boundary of the site and approximately 2.5m (min) side space to the western flank boundary.
- The front of the site opens out onto the adjacent highway and there is a large area of hardstanding forming an 'in and out' driveway with a grass section in between.
- The existing dwelling incorporates a large catslide roof with a gable feature and 3 small front roof dormers.
- The surrounding area is characterised by large detached dwellings of various architectural styles set on large plots.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received from No.18 Forest Ridge which can be summarised as follows:

- proposal will diminish natural light into bathroom

- less than 2m gap to boundary wall.

Comments from Consultees

The Advisory Panel for Conservation Areas, (APCA) were consulted on the application and have 'rejected' the application.

The Council's Environmental Health Officer has raised concerns that no detail has been provided of the proposed pool or plant location. However this is an existing swimming pool and is therefore unlikely to create any additional noise nuisance at neighbouring properties.

English Heritage was consulted and have offered no comments on the application.

Planning Considerations

The site forms part of the Keston Park conservation area.

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

The Supplementary Planning Guidance (SPG) for the Keston Park Conservation Area should also be taken into consideration.

A planning application is currently under consideration for a replacement two storey 5/6 bedroom dwelling with accommodation in roof space and integral double garage (ref.12/00897).

Planning History

99/01076 - single storey side extension for carport – PERMITTED

Conclusions

The main issue relating to this application is the effect that the demolition of the building would have on the character and appearance of the conservation area.

It is considered that the existing building is of little architectural merit and makes no positive contribution to the character or appearance of the Conservation Area. Furthermore, an acceptable replacement building has been proposed under ref.12/00897. The demolition of this building is therefore considered acceptable.

Having had regard to the above it was considered that the building has no particular architectural merit and in light of the permission granted for development

under ref.12/00897 the loss of the building would not have a significantly harmful impact on the character of the conservation area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00898, excluding exempt information.

RECOMMENDATION: GRANT CONSERVATION AREA CONSENT

subject to the following conditions:

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

Reasons for granting consent:

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

BE12 Demolition in Conservation Areas

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

- (a) the preservation or enhancement of the conservation area
- (b) the neighbours concerns raised during the consultation process

and having regard to all other matters raised.

INFORMATIVE(S)

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| 1 | RDI06 | Notify Building Control re. demolition |
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