

SECTION '2' – Applications meriting special consideration

**Application No :** 12/01008/FULL6

**Ward:**  
**Bromley Town**

**Address :** Italian Villa Elstree Hill Bromley BR1  
4JE

**OS Grid Ref:** E: 539264 N: 170466

**Applicant :** Mr Jim Ripley

**Objections :** YES

**Description of Development:**

Repairs, alterations and refurbishment including conversion of outbuilding to bedroom and construction of new entrance lobby between outbuilding and Villa to provide three bedroom residential unit and use of part ground floor and first floor as offices/museum

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Chain Walk  
London City Airport Safeguarding  
London City Airport Safeguarding Birds

**Joint report with application ref. 12/01009**

**Proposal**

Planning permission is sought for the following:

- repairs, alterations and refurbishment of listed building
- conversion of outbuilding to bedroom and construction of new entrance lobby between outbuilding and Villa
- provision of three bedroom residential unit on ground floor
- use of part ground floor and first floor as offices/museum

The application has been submitted by Phoenix Community Housing Association. The proposed offices/museum would be use during normal office house of between 9am and 5pm Monday- Friday with occasional out of hours meetings and public access (e.g Open House). There will be a maximum of 4 staff employed.

**Location**

The site is located set back from the main frontage of buildings in Elstree Hill, behind the property 'Shelterdale' to the south. Bromley Court Hotel. The gradient of the land slopes up and away from Elstree Hill and as such the Villa is set at a higher ground level than the properties facing the road.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and the representations received can be summarised as follows:

- concerns over public access to the site
- more traffic and visitor parking on a road that is in bad condition
- road already gets congested
- no objections to the refurbishment
- extra walking traffic into the site
- Elstree Hill is part of Green Chain Walk- pedestrian safety concerns
- object to new rear bedroom and rear entrance door
- window and door would be at higher level than property below
- overlooking
- strong objections to use as an office and visitor's gallery
- use as council administrative office and council housing is absurd
- loss of privacy
- risk to security
- commercial activity in residential area
- council should use current council buildings- not waste money

### **Comments from Consultees**

No objections raised from the Council's Environmental Health (Housing) officer.

Comments from the Highways officer will be reported verbally at the meeting.

No objections have been raised by English Heritage.

### **Planning Considerations**

The application site is a Grade II listed building and is located within the Green Chain Walk. In determining the application the main policies are BE1 (Design of New Development), BE8 (Statutory Listed Buildings), G7 (South East London Green Chain Walk) and EMP8 (Business Support) of the Unitary Development Plan.

With regard to the Listed Building, Policy BE8 states that applications for development involving a listed building or its setting will be permitted provided that the character, appearance and special interest of the listed building are preserved and there is no harm to its setting.

### **Planning History**

There is no recent planning history at the site.

## Conclusions

The main issues in this case are whether the proposal would be the impact of the proposal on the Grade II listed building and the impact upon the residential amenities of nearby residents.

With regard to the impact Grade II listed building, the proposal is considered satisfactory to preserve the character, appearance and special interest of the Statutory Listed Building. The schedule of works included with the application details all the specific modifications and repairs that need to be done to each room and these works are considered satisfactory. The main external change will be the link extension to the rear of the property, which given its siting and design, is not considered to detrimentally impact the host building.

Concerns have mainly been raised by local residents regarding the proposed part change of use of the ground floor (the painted room to be used for visitors) and the use of the first floor for Phoenix Community Housing Association offices. Whilst it is noted that the property is located within a residential area, the proposed part use as museum and offices are not overly intensive with 4 staff proposed and normal office hours of 9am and 5pm Monday to Friday. If Members are minded to grant the application, it is suggested that conditions are placed to limit the hours of operation of the commercial use and the number of staff employed.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01008 and 12/01009, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACC01      Satisfactory materials (ext'nl surfaces)  
ACC01R      Reason C01
- 3      ACK01      Compliance with submitted plan

**Reason:** In the interest of the visual and residential amenities of the area.

- 4      There shall be no more than 4 members of staff at the office hereby permitted at any one time unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interest of the residential amenities of nearby neighbours and in order to comply with Policy EMP8 of the Unitary Development Plan.

- 5      The use shall not operate on any Saturday or Sunday or Bank Holiday, Christmas Day or Good Friday nor before 0900hrs and 1700hrs on any other day.

**Reason:** In the interest of the residential amenities of nearby neighbours and in order to comply with Policy EMP8 of the Unitary Development Plan.

## **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  
BE8 Statutory Listed Buildings  
G7 South East London Green Chain Walk  
EMP8 Business Support

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

- (a) the relationship of the development to adjacent properties
- (b) the character of the development in the surrounding area
- (c) the impact of the development to the character and visual amenities of the area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the outlook of the occupiers of adjacent and nearby properties
- (f) the impact to on-street parking demand in the area and on conditions of road safety
- (g) comments received during the consultation period of the application
- (h) the urban design policies of the Unitary Development Plan

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