

SECTION '2' – Applications meriting special consideration

Application No : 12/00837/FULL1

Ward:
Cray Valley East

Address : Oak View Crockenhill Road Orpington
BR5 4EP

OS Grid Ref: E: 548154 N: 167569

Applicant : Danshell

Objections : NO

Description of Development:

Single storey extensions to hospital, including re building of existing single storey buildings and two storey extension to provide lift access to first floor.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Locally Listed Building
Tree Preservation Order

Proposal

These existing hospital buildings are arranged around an open courtyard and recreational area, and it is proposed to rebuild some of the single storey buildings and extend across part of the open recreational area in order to better link the buildings and provide smaller secure external courtyards.

A small two storey extension would also be added to accommodate a lift to access the existing first floor accommodation.

Location

The use of this Green Belt site is long established as a specialist hospital, and it is currently used as a specialist adolescent care unit. The building, which is locally listed, was built in the 1970s, and comprises a mixture of single storey and two storey buildings arranged around a central open courtyard.

The site lies on the northern side of Crockenhill Road, and is bounded to the west by Kevington Manor, a Grade II Listed Building, while part of the Listed brick boundary wall lies within the vicinity of the hospital buildings. It is bounded to the north and south by farmland and woods.

Comments from Local Residents

No comments have been received from nearby residents.

Comments from Consultees

The Council's highway engineer considers that as the proposed extensions would not appear to increase the parking demand beyond that which is currently accommodated on site, no objections are raised to the proposals.

No objections are raised from a drainage viewpoint, subject to the submission of further details of surface water drainage, and the Environment Agency have expressed no concerns.

No significant trees would be affected by the proposals.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
BE10 Locally Listed Buildings
G1 The Green Belt

Planning History

Permission and Listed Building consent were granted in 2000 for security fencing (refs.99/03448 and 99/03495), and applications for small single storey extensions were granted permission in 2003/4 under refs. 03/00635 and 03/03208.

More recently, permission was granted in March 2011 (ref.11/00023) to add a single storey link extension through the middle of the courtyard to provide a lounge area (thus dividing the recreational space in two), the enclosure of open corridors around the perimeter of the courtyard, and the provision of an infill extension in the north-eastern corner of the buildings in order to completely enclose the courtyard.

A further permission (ref.11/02653) was granted in November 2011 for amendments to the scheme which comprised the provision of a glazed roof over the eastern courtyard, and a timber-clad lift shaft extension adjacent to the northern buildings which would measure 2.4m x 2.4m in area, and 6m in height. This scheme would increase the floorspace by 24%.

Neither scheme has yet been implemented.

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, as defined by Policy G1 of the Unitary Development Plan, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and

secondly, whether the extensions would harm the appearance of the building given its local listing, or the character of the surrounding area.

The buildings currently contain 2,814sq.m. of internal floorspace, and the proposals would increase the floorspace of the buildings by 630sq.m, which equates to an increase of 22%. This would be considered inappropriate development within the Green Belt as the use of these structures as part of a specialist hospital (Class C2) would not fall within the appropriate uses defined by Policy G1. The application has been advertised as a departure, but the proposals are not considered to be of such significance to be referred for direction.

The applicant states that the purpose of the rebuilding works is to improve the facilities provided for residents, staff and visitors, rather than for the intensification of the use of the site. The proposed works have resulted from an identified need to provide recreational space under cover, to provide two separate secure external spaces, to further facilitate covered and safe connections between the various facilities provided, and to enhance these facilities by rebuilding some substandard sections of the buildings.

The replacement building would be contained within the area of the existing buildings and central courtyard, and it is not proposed to extend built development further outside this footprint, thus limiting the impact on the surrounding area. The roof ridge of the replacement building would be largely lower than the existing two storey buildings, apart from the central recreational area which would be marginally higher, and would include a new main entrance located to the front of the building. This element would appear more prominent when viewed from Crockenhill Road than at present, but would still be below the ridgeline of the adjacent gymnasium building, and would not, therefore, appear out of context.

Overall, the structures would not appear obtrusive nor detract from the appearance of this locally listed building, and are considered to adequately protect the open nature of the Green Belt. Furthermore, if the previous permitted scheme (ref.11/02653) were to be implemented, it would have increased the floorspace by a similar amount.

Members may, therefore, consider that these special circumstances outweigh the harm by reason of inappropriateness caused by the proposals.

Background papers referred to during production of this report comprise all correspondence on files refs. 99/03448, 99/03495, 03/00635, 03/03208, 11/00023, 11/02653 and 12/00837, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |

3	ACC01	Satisfactory materials (ext'n'l surfaces)
	ACC01R	Reason C01
4	ACD04	Foul water drainage - no details submitt
	ADD04R	Reason D04
5	ACH03	Satisfactory parking - full application
	ACH03R	Reason H03
6	ACK01	Compliance with submitted plan
	ACK02R	K02 reason (1 insert) G1

Reasons for permission:

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

BE1 Design of New Development
 BE10 Locally Listed Buildings
 G1 The Green Belt

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

- (a) the character of the development in the surrounding area
- (b) the relationship of the development to adjacent property
- (c) the impact of the development on the open nature of the Green Belt
- (d) the character and appearance of the locally listed building

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

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