

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 12/01956/FULL1

Ward:
Bromley Town

Address : The Hill Car Park Beckenham Lane
Bromley BR2 0DA

OS Grid Ref: E: 539971 N: 169408

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Demolition of level 3 car park deck slab and installation of temporary steel parapets and removal of steel barrier

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads

Proposal

992m² of the reinforced concrete upper floor slab in the north-east corner of the car park will be demolished and the adjoining steel barrier on the north and east elevations will be removed. 78 metres of temporary vehicle parapet will be erected along the two edges exposed by the demolition.

The proposal follows the grant of planning permission for the Bromley South Central development and the expected closure of the Westmoreland Road Car Park. The Hill Car Park currently has 170 spaces unavailable because the top slab and some of the supports were found to be unsafe. The proposed works would return 120 spaces to use before demand increases in the period leading up to Christmas.

It is understood that there are future plans to replace the slab and the parapet on the east and north elevations.

Location

The application property is a four storey car park in the north of Bromley town centre located to the west of the High Street on the southern side of Beckenham

Lane. There is a recreation ground to the south and west whilst the remainder of the site is surrounded by a mixture of commercial and residential development

Comments from Local Residents

Nearby residents were notified of the application and no representations had been received at the time of writing. Any representations received will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways Engineers have been consulted and highways comments will be reported verbally at the meeting.

Planning Considerations

The main policies of the Bromley Unitary Development Plan considered to be relevant to this application include:

T18 Road Safety
BE1 Design of New Development.

As part of the application process, it was necessary for the Council to give a Screening Opinion as to whether an Environmental Impact Assessment was required. The proposal constitutes Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. After taking into account the selection criteria in Schedule 3 of the Regulations and the terms of the European Directive, it was considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. This opinion was expressed taking into account all relevant factors including the information submitted with the application, advice from technical consultees, the scale/characteristics of the existing and proposed development on the site. The applicants have been advised accordingly.

Conclusions

The main issues to be considered in this case are the impact of the proposal on the character of the area and the residential amenities of nearby dwellings.

The proposal will result in additional car parking spaces to address the loss of spaces that will result from the demolition of the Westmoreland Road car park. The main impact of the proposal will be the visual impact of the removal of the 3rd storey parapet on the north and east elevations. It is not considered that this will result in any undue harm. Members will note that there are future plans to replace the slab and the parapet.

Subject to any highways comments, the proposal is considered acceptable.

Background papers referred to during the production of this report comprise all correspondence on file ref. 12/01956, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |

Reasons for permission:

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

- | | |
|-----|---------------------------|
| T18 | Road Safety |
| BE1 | Design of New Development |

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

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the design policies of the development plan
- (e) the transport policies of the development plan

and having regard to all other matters raised.

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