

SECTION '2' – Applications meriting special consideration

Application No : 12/00608/LBC

Ward:
Bickley

Address : The Widmore 3 Bickley Road Bickley
Bromley BR1 2NF

OS Grid Ref: E: 541858 N: 169191

Applicant : McCullochs

Objections : NO

Description of Development:

Demolition of 19th & 20th rear section, internal alterations and new single storey rear extension. LISTED BUILDING CONSENT

Key designations:

Local Distributor Roads
Locally Listed Building

Proposal

- The proposal is to convert the existing listed building from a public house to one residential dwelling, demolish part of the building and replace it with a single storey structure.
- Works to the existing structure include the demolition of part of the listed building and the construction of a new single storey rear extension attached to the main building by a glazed link.
- The converted dwelling will have 5 bedrooms spread over the first and second floors as well as a dressing room and en suite bathroom to the second floor. The ground floor will accommodate living accommodation and the basement will accommodate a bar, cinema room and wine cellar. Access to the converted public house is proposed to be from the existing access from Bird in Hand Lane.

Location

- The site is located to the south of Bickley Road on the corner of Bickley Road and Bird in Hand Lane.
- The site currently accommodates 'The Widmore' public house which is a grade II listed building and has been unoccupied for approximately 10 months. The property is an eighteenth century painted brick building consisting of two storeys and an attic with two front dormers. The property has been extended over time with nineteenth and twentieth century

additions to the rear. The eighteenth century section of the building is made up of two ranges with a tiled mansard style roof and timber sash windows.

- The surrounding area is mainly comprised of residential dwellings, although to the north of the site on the opposite there is a car showroom and garage and to the north east of the site are playing fields.
- The residential dwellings in the surrounding area are mixed in terms of size and design. Bickley Road and Widmore Road are largely a mixture of substantial detached and semi-detached family homes set back from the main roads as well as some larger flatted development. Bird in Hand Lane is a narrower road and contains large, mainly detached family houses. There are flats known as Sharon Court to the south west.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

From a housing point of view, there are concerns raised about the lighting and views from some of the windows in the converted property.

English Heritage has commented that it is happy for the Council to determine the application as it sees fit.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE8 Statutory Listed Buildings

The National Planning Policy Framework (NPPF) 2012 is also a key consideration in this application.

All other material considerations shall also be taken into account.

From a heritage point of view, there are few original features within the listed building which would need special care and the alterations to the rear of the dwelling are unlikely to harm the fabric of the listed building. Conditions are recommended.

Planning History

Planning permission was granted for single storey side and rear extensions, rear boundary wall and additional parking spaces in 1994 under ref. 94/00448. Details pursuant to a landscaping condition were also granted under ref. 94/01896.

Listed Building Consent was granted in 1994 for single storey side and rear extensions, internal and external alterations and partial demolition under ref. 94/00449.

Advertisement Consent was granted in 1994 for externally illuminated post signs, internally illuminated menu signs and non-illuminated wall sign under ref. 94/02217.

Listed Building Consent was granted in 1994 for externally illuminated post signs, internally illuminated menu signs and non-illuminated wall sign under ref. 94/02345.

Listed Building Consent was granted in 1999 for new advertisement signs to the building and forecourt under ref. 99/00187.

Advertisement Consent was granted for non illuminated and externally illuminated advertisement signs in 1999 under ref. 99/00202.

Planning permission was granted for a 1 metre high fence to the rear garden area in 2003 under ref. 02/03500.

Listed Building Consent was granted for a replacement chimney piece in 2003 under ref. 02/03579.

Planning permission was granted for the siting of a flower stall at weekends in 2004 under ref. 04/01213.

Planning permission was granted for a detached canopy over patio area to the side elevation in 2007 under ref. 07/03166.

Listed Building Consent was granted for a replacement non-illuminated wall mounted sign in 2009 under ref. 08/04008.

Advertisement Consent was granted for an externally illuminated free standing totem sign and non illuminated wall mounted and free standing signs in 2009 under ref. 08/04010.

Conclusions

The main issues relating to the application are the effect that it would have on the special interest of the statutory listed building.

The elements to the rear/side of the building to be demolished appear to be much later additions than the 18th and 19th century and do not make a positive contribution to the character or special interest of the listed building. It is therefore considered that this demolition is appropriate in this circumstance.

No significant changes are made to the front of the existing listed building and the view of the property in the streetscene is therefore unlikely to be significantly altered. The demolition of the later rear additions is not considered to be harmful to

the fabric of the statutory listed building. The proposed replacement single storey extension is considered to be well designed, with minimum impact on the listed building. This element is a large, modern rendered structure and is attached via a small glazed corridor. It is considered to respect the form and character of the listed building without attempting to emulate the other elements of the listed building.

The works to the listed building are not considered to result in harm to the fabric or special interest of the listed building and Members may consider it appropriate to grant listed building consent for the proposed alterations to the listed building.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00608 and 12/00609, excluding exempt information.

as amended by documents received on 12.03.2012

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACG01
ACG01R | Comm.of dev-Listed Building and Con.Area
Reason G01 |
| 2 | ACG03
ACG03R | Stability during partial demolition
Reason G03 |
| 3 | ACG05
ACG05R | Timing of demolition work
Reason G05 |
| 4 | ACG08
ACG08R | No external services
Reason G08 |
| 5 | ACG11
ACG11R | Matching internal and external materials
Reason G11 |
| 6 | ACG14
ACG14R | Installation of internal services
Reason G14 |
| 7 | ACC03
ACC03R | Details of windows
Reason C03 |

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