

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

**Application No :** 12/01973/FULL1

**Ward:**  
**Penge And Cator**

**Address :** Penge Police Station 175 High Street  
Penge London SE20 7DS

**OS Grid Ref:** E: 535602 N: 170149

**Applicant :** Mr Daniel Jackson

**Objections :** NO

**Description of Development:**

Elevational alterations and conversion of former stable block to 1 one bedroom dwelling with associated garden and car parking space and new entrance gates and wall.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Locally Listed Building

**Proposal**

The application is an amendment to the previously approved scheme and reduces the extent of the site area to enable an additional car parking space to be provided on the adjacent site at 2 – 4 Raleigh Road which is the subject of a separate planning application. The application seeks permission to convert the existing former stable building located within the courtyard area into a one bedroom residential property. A new window will be positioned into the south east elevation to provide light into the living / dining room and a door with glazed side panels will be introduced on to the North West elevation. The new door would provide access to an enclosed private garden area. The existing first floor will be opened up to provide a bedroom with an en-suite bathroom and study with rooflights provided to the rear roof slope for natural light and ventilation.

The existing outbuildings and portacabins are to be removed. The existing vehicle access located off Green Lane is to be retained with the boundary wall reduced in height, the access widened and new vision splays provided along with new gates to improve pedestrian and vehicular safety. This vehicle access is to be shared with the occupiers of the property located at 2-4 Raleigh Road for which a separate planning application has been submitted for a change of use in to residential flats.

## **Location**

The application site is located to the rear of the former police station building which fronts Penge High Street and is at the junction with Green Lane. The police station building is Locally Listed and was constructed in the mid 19th Century. The stable block was initially used as stables for police horses and later for storage purposes.

## **Comments from Local Residents**

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

## **Comments from Consultees**

From a highway planning perspective, no technical objections are raised.

With regards to the standard of accommodation proposed no objections are raised from an environmental health perspective.

From a heritage and urban design perspective no objections are raised subject to planning conditions on any approval concerning the details of appropriate materials.

From a highways drainage perspective no technical objections are raised but the access road and parking areas should be constructed of permeable materials.

From an environmental health perspective, the site is located within an Air Quality Management Area and a condition is suggested on any approval to minimise the impact of the development on local air quality. An informative is also suggested on any permission to ensure compliance with the Control Of Pollution Act 1974 and / or the Environmental Protection Act 1990.

## **Planning Considerations**

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

- BE1 Design of New Development
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- T1 Transport demand
- T3 Parking
- T18 Road Safety

SPG

- No1 General Design Principles
- No2 Residential Design Guidance

## London Plan

- 3.3 Increasing Housing Supply,
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable drainage
- 7.3 Designing Out Crime
- 7.4 Local Character

National Planning Policy Framework 2012.

All other material considerations shall also be taken into account.

### **Planning History**

Under planning application ref. 11/03525, planning permission was granted for elevational alterations and conversion of former stable block to 1 two bedroom dwelling with associated car parking space and new entrance gates and wall.

Under planning application ref. 11/03600, planning permission was refused at 2-4 Raleigh Road for a three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola. An appeal has been submitted against this refusal and this is pending consideration.

Under planning application ref. 12/01971, a planning application is pending consideration at 2- 4 Raleigh Road for a three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola. An appeal has been submitted against this refusal and this is pending consideration.

### **Conclusions**

This development has previously been permitted and the only change now proposed is an adjustment in the associated amenity area to enable an additional parking space for the adjoining development.

The proposal is considered compliant to Policies BE1 and BE10 as the scale and form of the proposed alterations to the building are considered to be in keeping with the character and appearance of the area and the special local interest of the existing building. There are no highways objections in terms of parking and access and the standard of accommodation is considered to be acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03600, 11/03525 and 12/01973, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- |   |        |  |                  |
|---|--------|--|------------------|
| 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 | ACA08  | Boundary enclosures - implementation     |                  |
|   | ACA08R | Reason A08                               |                  |
| 4 | ACC01  | Satisfactory materials (ext'nl surfaces) |                  |
|   | ACC01R | Reason C01                               |                  |
| 5 | ACC03  | Details of windows                       |                  |
|   | ACC03R | Reason C03                               |                  |
| 6 | ACC04  | Matching materials                       |                  |
|   | ACC04R | Reason C04                               |                  |
| 7 | ACH03  | Satisfactory parking - full application  |                  |
|   | ACH03R | Reason H03                               |                  |
| 8 | ACH12  | Vis. splays (vehicular access) (2 in)    | 3.3 x 2.4 x 3.3m |
|   |        | 1m                                       |                  |

**Reason:** In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

- |    |        |  |  |
|----|--------|--|--|
| 9  | ACH32  | Highway Drainage                         |  |
|    | ADH32R | Reason H32                               |  |
| 10 | ACI02  | Rest of "pd" Rights - Class A, B,C and E |  |

**Reason:** In order to comply with Policies H7 and BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties and the character and appearance of the area.

- 11 No loose materials shall be used for the surfacing of the parking and turning area hereby permitted.

**Reason:** In order to comply with Policy T18 of the Unitary Development Plan and in the interests of pedestrian and vehicular safety.

### 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
- H1 Housing Supply
- H7 Housing Density and Design
- H12 Conversion of non residential buildings to residential use
- C1 Community Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

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

- (a) the appearance of the development in the street scene

- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area and the impact on existing buildings
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the safety of pedestrians and motorists on the adjacent highway
- (h) accessibility to buildings
- (i) the housing policies of the development plan
- (j) the urban design policies of the development plan

### INFORMATIVE(S)

- 1 You are advised that this application is considered to be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). The Levy will appear as a Land Charge on the relevant land with immediate effect.

If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt.

- 2 You should consult the Land Charges and Street Naming/Numbering Section at the Civic Centre on 020 8313 4742 or e-mail: [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering.

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