

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

Application No : 12/01252/FULL1

Ward:
Copers Cope

Address : 80 High Street Beckenham BR3 1ED

OS Grid Ref: E: 537426 N: 169550

Applicant : Petreno Ltd

Objections : NO

Description of Development:

Installation of 4 rooflight windows within the rear hall and change of use of first floor of no.80 to Class C1 and partial change of use of cafe at no.82 to mixed use within Classes A3 and C1 to provide Bed and Breakfast accommodation.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Secondary Shopping Frontage

Proposal

Planning permission is sought for the change of use of the first floor of No. 80 High Street to Class C1 and for the partial change of use of cafe at No.82 to mixed use within Classes A3 and C1 to provide Bed and Breakfast accommodation.

The full details of the proposal are as follows:

- the accommodation will comprise a mix of 8 single and 7 double rooms to provide a total of 15, and will be split between the first floor of the main building at 80 High Street and the former billiard room at the rear
- a small 24 hour reception will be provided on the first floor, although the café located at No. 82 High Street would act as the principal reception for the B&B, where guests would also have breakfast
- no off-street parking is proposed
- the existing residential use of the upper floors of the building would remain unchanged
- 4 rooflights will be inserted to the south facing roofslope of the rear hall

An amended site and ground floor layout plan was received 2nd August 2012 to clarify the extent of the floorspace at No. 82 which will be subject to the change of use to mixed Class A3 and C1 accommodation to provide Bed and Breakfast accommodation.

The application documents include a Planning, Design and Access Statement and a Transport Assessment.

Location

The application property comprises a former private members club, which is currently vacant, located on the first floor of a three/four storey mixed use building, on the western side of High Street Beckenham. The ground floor units currently comprise 'The Big Breakfast' café/restaurant and 'Little Lebanon' restaurant.

The site is opposite the St George's Conservation Area, and has a Public Transport Accessibility Level (PTAL) of 5, on a scale of 1-6 where 6 is the most accessible.

Comments from Local Residents

Nearby owners/occupiers were notified of the application. At the time of writing one representation had been received neither objecting to nor supporting the development, which can be summarised as follows:

- St George's church has a bell tower and the bells are rung at least twice every week, as they have done for centuries.

Comments from Consultees

Highways raise no objection to the proposal as the proposal would not have a significant impact on the parking demand and traffic generation in the vicinity. It is observed that there are a number of public car parks within walking distance of the site and access to public transport is high.

The Metropolitan Police Crime Prevention Design Advisor requests the standard 'Secured by Design' be imposed.

Environmental Health (housing) made no comments on the application as the Housing Act does not apply to tourist accommodation.

Planning Considerations

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

Unitary Development Plan:

- BE1 Design of New Development
- BE13 Development Adjacent to Conservation Area

L11 Tourist Related Development (Changes of Use)
T18 Road Safety

London Plan:

4.5 London's Visitor Infrastructure

Planning History

The recent planning history of the site is summarised as follows:

Planning permission was granted under ref. 09/03256 for the change of use of first and second floors from private members club to restaurant (Class A3) with associated store rooms and offices on second floor and ancillary accommodation for staff on third floor with ventilation ductwork at side.

Planning permission was granted under ref. 11/00818 for the use of the front roof at first floor as garden terrace (Class A3) including screening, first floor rear terrace, dumb waiter at rear, additional ventilation duct and fire escape on northern flank.

Most recently planning permission was refused under ref. 11/03028 for change of use of first floor from private members club to restaurant (Class A3) and bar / drinking establishment (Class A4), use of front flat roof as garden terrace, first floor rear terrace, dumb waiter at rear, additional ventilation duct and fire escape on northern flank, for the following reason:

“The proposed addition of a bar / drinking establishment (Class A4) element would result in an undesirable and overintensive use of the site, which would be detrimental to the amenities of nearby residents by reason of noise and disturbance, thereby contrary to Policy BE1 of the Unitary Development Plan.”

Conclusions

The proposed use as a Bed and Breakfast is broadly supported in strategic policy terms. The London Plan seeks to achieve an additional 40,000 net additional hotel bedrooms by 2031, which should be located appropriately, focussed in town centres where there is good public transport access to central London and international and national transport termini. The site has a high PTAL rating, and central London and is easily accessible by train from Beckenham Junction railway station, which is a short walk from the site. From central London a range of international and national transport termini are easily accessible.

At a local level, the Unitary Development Plan provides that applications for changes of use to hotels, guesthouses and boarding-houses will only be permitted where the use is compatible with the character of the area and will not give rise to unacceptable levels of noise and disturbance to occupiers of nearby properties, and the existing floor space of the property is greater than 170sq.m. In this case, the site is located within Beckenham town centre which is mixed in character, with

many late night uses in the vicinity including bars and restaurants, and the floorspace of the building exceeds the minimum specified within the policy (361sq.m). The proposed use would therefore be compatible with the area, and whilst there are residential properties in the upper floors of the building, it is not considered that the proposal would give rise to a greater level of noise and disturbance than would arise from the permitted restaurant use (09/03256). With regard to the 24hr reception proposed, it is implicit that late arrivals are anticipated, however in view of the number of rooms proposed this is likely to be limited. Indeed, the application documents indicate that the ground floor café and restaurant would serve as the principal reception for the premises.

Regarding the impact to conditions of road safety, Members will note that no car parking is proposed on the site. In view of the high PTAL rating and the accessibility to public car parks in the vicinity however, it is not considered that a significant impact on the highway network would arise.

Finally, with regard to the proposed insertion of rooflights to the rear hall, these would be limited to the south-facing roofslope and would not result in any significant visual impact. There would be very little opportunity for overlooking to arise given their height, which is well above eye level.

On balance, Members may agree that the proposal is compliant with policy and that planning permission should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03256, 11/00818, 11/03028 and 12/01252, excluding exempt information.

as amended by documents received on 02.08.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan.

- 3 The café at No. 82 shall not operate before 7am nor after 6pm on any day.

Reason: In the interests of the amenities of the area and in order to comply with Policy BE1 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
- BE13 Development Adjacent to Conservation Area
- L11 Tourist Related Development (Changes of Use)

T18 Road Safety

London Plan:

4.5 London's Visitor Infrastructure

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 properties
- (c) the town centre location of the site
- (d) the high PTAL rating and availability of public parking in the area
- (e) the character of the development in the surrounding area
- (f) the impact on the amenities of the occupiers of adjacent and nearby properties
- (g) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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