

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

**Application No :** 12/01840/FULL1

**Ward:**  
**Bromley Town**

**Address :** The Ravensbourne School Hayes Lane  
Hayes Bromley BR2 9EH

**OS Grid Ref:** E: 540682 N: 168046

**Applicant :** Mrs Cathy Whiting

**Objections :** YES

**Description of Development:**

First floor extension to sports hall (over existing changing rooms) to provide 2 classrooms.

Key designations:

Local Distributor Roads  
Urban Open Space

**Proposal**

Planning permission is sought for a first floor extension to the sports hall building, over the existing changing rooms. The proposed extension is intended as a permanent solution to the use of a temporary classroom building for the teaching of sports science, which was recently granted a further temporary permission to be retained on the site until 30th September 2014.

The full details of the proposal are as follows:

- first floor extension over changing rooms, located on southern side of existing sports hall
- maximum height of 5.2m (from ground level), width of 26.1m and depth of 13.2m
- design similar to existing sports hall with mono-pitched roof to match that of existing building
- to be finished in wood effect panelling on first floor.

**Location**

The application site is located on the north-western side of Hayes Lane and comprises a Grade II listed secondary school. The site is designated Urban Open Space.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- no objection to proposed development
- concern regarding inconsistencies with previous applications in respect of car parking provision
- hours of operation not specified.

## **Comments from Consultees**

Environmental Health (pollution) raise no objection and recommend and informative.

## **Planning Considerations**

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

BE1 Design of New Development  
BE8 Statutory Listed Buildings  
G8 Urban Open Space  
C7 Educational & Pre-School Facilities

From the conservation perspective it is considered that the extension to the existing building is acceptable in terms of bulk, scale, design and relation to the listed building. It is recommended that the external materials be conditioned.

## **Planning History**

There is extensive planning history at the site. The following applications are of particular relevance in this case:

07/02691/DEEM3 - Single storey modular classroom building – Application permitted for temporary period of 5 years.

12/00951/RECON - Removal of condition 1 of permission granted under ref. 07/02691 which requires the permitted mobile classroom to be removed by 30.09.2012 – Application approved, to allow retention of building for a further 2 years. In approving the application, Members added the following informative:

‘The Applicant is advised that an application for a permanent building is expected to be submitted to the Local Planning Authority and the temporary building shall subsequently be removed within the 2 year temporary permission given.’

## **Conclusions**

This application has been submitted following Members’ request for an application for a permanent building to be submitted to the Council for consideration, by way of

the informative attached to the grant of a temporary permission for the retention of the mobile classroom on the site under ref. 12/00951.

The proposed extension would provide 2 classrooms, for the teaching of sports science, replacing the temporary classroom building which is currently located to the south of the sports hall. The proposed extension is of acceptable bulk and scale, and would accord with the appearance of the host building, with a pitched roof to match that of the existing sports hall roof.

Regarding the impact upon the character and setting of the listed building, the sports hall is located sufficient distance from it to ensure that no negative impact will arise. Regarding the impact upon the open nature of the Urban Open Space, the extension will be located to the south of the existing sports hall, away from the more open part of the site to the north, and will appear subservient to the host building. The proposed use of the extension as classrooms is considered to be related to the existing use of the site as a school. It is not considered that the openness of the site will be impaired as a result.

Regarding the impact of the proposal on the amenities of neighbouring residents, the extension will be located sufficient distance from nearby dwellings and whilst limited views of the extension from dwellings on the opposite side of Hayes Lane may occur through openings in the extensive vegetative screening along this boundary, it will appear subservient to the host building and is unlikely to give rise to a significant visual impact.

Having regard to the above, Members may agree that on balance the proposed extension is an acceptable permanent solution to provide the required sports science classrooms which are currently located within the mobile classroom, which will need to be removed from the site by 30th September 2014.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01840, 12/00951 and 07/02691, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
          ACA01R     A01 Reason 3 years
- 2      ACC01      Satisfactory materials (ext'n'l surfaces)  
          ACC01R     Reason C01
- 3      The mobile classroom permitted under ref. 12/00951/RECON shall be removed and the land reinstated to its former condition on or before 30.09.2014, or within 1 month of the completion of the extension hereby permitted, whichever is soonest.

**Reason:** 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
- BE8 Statutory Listed Buildings
- G8 Urban Open Space
- C7 Educational and Pre-School Facilities

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

- (a) the character of the development in the surrounding area
- (b) the impact of the proposal on the open nature of the Urban Open Space
- (c) the impact of the proposal on the setting of the listed building
- (d) the small scale and use of the extension which is related to the existing use of the site
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety and security of buildings and the spaces around them
- (g) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

#### INFORMATIVE(S)

- 1 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

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