

SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/01893/FULL1

**Ward:
Chislehurst**

**Address : 46 Camden Park Road Chislehurst BR7
5HF**

OS Grid Ref: E: 543102 N: 170288

Applicant : Mr Dennis Boughey

Objections : YES

Description of Development:

Demolition of existing dwelling and erection of two storey 5 bedroom dwellinghouse with basement and accommodation in roofspace, integral double garage and associated landscaping.

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Tree Preservation Order

Joint report with application ref. 12/01894.

Proposal

It is proposed to demolish the existing dwelling and construct a replacement two storey five bedroom dwelling with integral double garage, a rear conservatory, rooms in the roofspace, and basement accommodation.

Location

This large detached property is located on the southern side of Camden Park Road, and lies within Chislehurst Conservation Area. It is set back approximately 18m from the front boundary, and has a rear garden of some 40m in depth which rises up towards the rear to meet Camden Way.

The property lies between two similarly large detached dwellings (Nos.44 and 48) which are set within spacious grounds.

Comments from Local Residents

Letters of objection have been received from nearby residents, the main points of which are summarised as follows:

- the new dwelling would be considerably closer to Camden Park Road than the existing dwelling, and would project forward of the general building line
- the first and second floors should be set back from the ground floor of the building
- the proposals are overlarge for the plot, and would neither preserve nor enhance the conservation area
- the design of the proposed dwelling would not be in keeping with the style of adjacent properties
- proposed dwelling should more accurately be described as a four storey property
- submitted plans do not properly represent the neighbouring property at No.44.
- loss of the existing house could lead to pressure for redeveloping similar houses, to the detriment of the conservation area.

Comments from Consultees

The Council's highway engineer raises no objections to the proposals, but suggests an informative is added to ensure that the public right of way along the south side of the road is not obstructed or damaged during building works.

Drainage comments suggest that a standard condition be imposed requiring details of surface water drainage to be submitted, while Thames Water raise no objections.

With regard to the trees on the site, three pine trees on the front boundary shown to be retained would not be directly affected by the proposals, while conditions could be imposed to ensure that they are not impacted by excavations for the proposed basement. Additionally, no objections are seen to the removal of three trees on the boundary with No.46 (two cherries and an almond), subject to replacement planting.

Any comments made by the Advisory Panel for Conservation Areas will be reported verbally at the meeting.

Planning Considerations

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

- H7 Housing Density and Design
- BE1 Design of New Development
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- T3 Parking

Planning History

Applications for permission and Conservation Area Conservation were previously submitted in early 2012 (refs.12/00037 and 12/00038) for a replacement dwelling on this site, but were withdrawn prior to determination to allow revised proposals to be submitted.

Conclusions

The main issues in this case are the effect of the proposals on the character and appearance of Chislehurst Conservation Area, the impact on important trees on the site, and the effect on the amenities of occupants of nearby residential properties.

It is considered that the existing dwelling makes only a neutral contribution to the character and appearance of Chislehurst Conservation Area. Whilst attractive, it is not exceptional and is of an inter-war mock tudor type community seen in the borough. Consequently, its loss could not be resisted in principle where an acceptable scheme for redevelopment exists.

The proposed replacement dwelling would increase the gross internal floorspace by 540sq.m. (from 280sq.m. to 820sq.m.), 212sq.m. of which would comprise the basement area, while the overall footprint would increase by 72sq.m. The proposed dwelling would appear significantly larger within the street scene as it would extend for 2/3 storeys across much of its width, however, it would occupy a more centralised position on the plot, and a separation of 2.2m would be retained to the eastern side boundary with No.48, while an increased separation of 2.5m would be provided to the western side boundary with No.44 by the removal of a single storey garage which currently abuts the boundary.

The overall height of the dwelling would be 1m lower than the existing roof ridge, and the proposed roof would be hipped to either side in order to reduce its impact in the street scene. Camden Park Road slopes down from east to west, and the height of the proposed dwelling would fall between the heights of the adjacent properties, No.48 being approximately 3.5m higher, and No.44 2.5m lower.

The proposed new dwelling, and would project between 1.3-5.3m forward of the existing dwelling, however, the dwelling would not project forward of the general building line along this part of Camden Park Road. Furthermore, although the replacement dwelling would be significantly larger than the existing dwelling, this sizeable plot is considered to be large enough to accommodate a house of this size without compromising the character and spatial standards of this part of the Conservation Area.

Camden Park Road has many different architectural styles which contribute to the character of the Conservation Area, and the design of the new dwelling which is of an arts and crafts style similar to the work of Ernest Newton is considered to complement the character and spatial standards of the surrounding area.

With regard to the impact on residential amenity, the dwelling would maintain good separations to the side boundaries, and would not project significantly to the rear of

the adjacent properties. Currently, a number of first floor flank windows in the existing house overlook the neighbouring property at No.44, but no first or second floor windows are proposed in either flank wall of the new dwelling.

Overall, the proposals are considered to represent an appropriate redevelopment of this site, which would preserve the character and spatial standards of this part of Chislehurst Conservation Area, and would not be harmful to residential amenity.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/00037, 12/00038, 12/01893 and 12/01894, 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 | ACA07 | Boundary enclosure - no detail submitted | |
| | ACA07R | Reason A07 | |
| 4 | ACB18 | Trees-Arbicultural Method Statement | |
| | ACB18R | Reason B18 | |
| 5 | ACB19 | Trees - App'ment of Arbicultural Super | |
| | ACB19R | Reason B19 | |
| 6 | ACC01 | Satisfactory materials (ext'n'l surfaces) | |
| | ACC01R | Reason C01 | |
| 7 | ACC03 | Details of windows | |
| | ACC03R | Reason C03 | |
| 8 | ACD02 | Surface water drainage - no det. submitt | |
| | ADD02R | Reason D02 | |
| 9 | ACI13 | No windows (2 inserts) | first and second floor flank |
| | | dwelling | |
| | ACI13R | I13 reason (1 insert) | BE1 |
| 10 | ACK05 | Slab levels - no details submitted | |
| | ACK05R | K05 reason | |

Reasons for granting permission:

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

- H7 Housing Density and Design
- BE1 Design of New Development
- BE11 Conservation Areas
- BE12 Demolition in Conservation Areas
- BE14 Trees in Conservation Areas
- T3 Parking

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

- (a) the impact on the character and appearance of Chislehurst Conservation Area
- (b) the impact of the development on the amenities of nearby residential properties
- (c) the impact of the development on mature trees on the site

and having regard to all other matters raised, including neighbours concerns.

INFORMATIVE(S)

- 1 You should ensure that the public right of way along the south side of Camden Park Road is not obstructed or damaged during building works.
- 2 You are advised that this application may 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)).

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.

Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL

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