

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

Application No : 12/02583/FULL1

Ward:
Cray Valley East

Address : Land Rear Of 28 Kent Road Orpington
BR5 4AD

OS Grid Ref: E: 547051 N: 167402

Applicant : Mr John Ralph

Objections : YES

Description of Development:

Demolition of existing workshop/office (Class B1) building and erection of single storey office (Class B1) building.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads

Proposal

It is proposed to demolish all the buildings on the site, and erect a replacement single storey office building in the form of an L-shape, which would contain 99sq.m. of floor space. The office would operate between 9am-5.30pm Mondays to Fridays, and would employ 5 members of staff.

Location

This site is located to the rear of Nos.26-28 Kent Road, and is occupied by vacant single storey workshop/office buildings, some of which have been recently demolished. It lies within an Area of Archaeological Importance, and adjacent to St. Mary Cray Village Conservation Area to the rear. It has a pedestrian access from Kent Road between Nos. 28 and 30, but there is no vehicular access to the site, and thus no on-site parking.

Comments from Local Residents

Letters of objection have been received from nearby residents whose main concerns are summarised as follows:

- the contemporary design of the building would be unsympathetic to the surrounding area
- lack of on-site parking provision would lead to pressure for parking in nearby roads
- limited access to the site for both construction and servicing of the office use
- the site lies within an Archaeological Area, and any works should be carried out under suitable monitoring procedures.

Comments from Consultees

The Council's highways engineer considers that the surrounding area could adequately accommodate any parking requirements of the current proposals given the small scale of the office use proposed, and the previous workshop use of the site.

Concerns were initially raised about the use of the existing access to the site, which almost fronts the roundabout junction of Lower Road and Kent Road, for servicing and delivery purposes. However, the applicant has confirmed that there would be only monthly deliveries of standard office consumables such as stationery, while small items related to the business, such as lighting elements and electronic switchboards, may be delivered no greater than twice monthly. Most items related to the proposed business as a lift engineer company would be delivered directly to the site of each job.

The previous use of the site was as a metal window manufacturing workshop which had weekly deliveries of materials, and pick-ups of the final built products from the site. Given the small scale of the proposed office use and limited deliveries associated with it, no highways objections are raised subject to conditions limiting the hours of deliveries to outside peak times, restricting the storage to the office use, and requiring the submission of a Construction Management Plan to ensure that construction traffic can serve the site safely with minimum impact on traffic.

No objections are raised to the proposals from an Environmental Health point of view, subject to infomatives regarding compliance with the Control of Pollution and Environmental Protection Acts.

No objections are seen from a drainage or waste disposal point of view, and Thames Water have no concerns.

English Heritage consider that no archaeological fieldwork would need to be undertaken prior to the determination of the application, but a condition should be attached requiring a written scheme of investigation prior to commencement of development.

Planning Considerations

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

BE1 Design of New Development
BE13 Development Adjacent to a Conservation Area
BE16 Ancient Monuments and Archaeology
EMP6 Development Outside Business Areas
T3 Parking
T18 Road Safety

Planning History

Permission was refused in March 2012 (ref.11/03241) for the demolition of the existing workshop/office building, and the erection of a part one/two storey office (Class B1) building with mezzanine floor, on grounds relating to the detrimental impact of the building on the amenities of neighbouring properties, and the lack of information to demonstrate that the proposals would not result in pressure for parking in surrounding roads.

A further application for a smaller part one/two storey office building (ref.12/00955), which included additional information regarding servicing, deliveries and parking in the surrounding roads, was refused in June 2012 on the following grounds:

“The proposal, by reason of its size and height, would be an overdevelopment of the site out of character with the locality and harmful to the amenities currently enjoyed by nearby residents due to its visual impact, contrary to Policy BE1 of the Unitary Development Plan.”

No appeal has been lodged to date.

Conclusions

The main issues in this case are the impact of the revised proposals on the character of the surrounding area, on the amenities of the occupants of surrounding residential properties, and on the parking/traffic situation in the close vicinity.

The proposals would not comprise a change of use as the permitted use of the site is for Class B1 office/light industrial purposes, therefore the principle of redevelopment is considered acceptable.

The current proposals differ from the recently refused scheme in that the building would now be only single storey, thus reducing the height of the rear part of the building (which was originally two storeys) by approximately 2m, and consequently reducing the overall bulk of the building when viewed from neighbouring properties. Furthermore, the floorspace of the building would be reduced from 145sq.m. to 99sq.m.

The revised proposals are not, therefore, considered to result in an overdevelopment of the site, and would adequately overcome the previous concerns regarding loss of outlook and visual impact from neighbouring residential properties.

With regard to highways issues, the proposals were not previously considered to be unduly harmful to parking provision in the close vicinity, nor detrimental to the free flow of traffic and conditions of safety in the highway, subject to safeguarding conditions. The current proposals are for a reduced scheme, and therefore no additional impact would result.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03241, 12/00955 and 12/02583, 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 ACC01 Satisfactory materials (ext'nl surfaces)
 ACC01R Reason C01
- 5 ACH18 Refuse storage - no details submitted
 ACH18R Reason H18
- 6 ACH29 Construction Management Plan
 ACH29R Reason H29
- 7 ACK01 Compliance with submitted plan
 ACC01R Reason C01
- 8 ACK04 Demolition of existing building (see D10)
 ACK04R K04 reason
- 9 ACK05 Slab levels - no details submitted
 ACK05R K05 reason
- 10 ACK08 Archaeological access
 ACK08R K08 reason
- 11 No deliveries shall be made to or from the site before 09.30 hours, nor after
 16.00 hours on any day.
 ACJ08R J08 reason (1 insert) BE1
- 12 The storage area shown on Drawing No.P-P-01 shall only be used for
 storage ancillary to the office use hereby permitted, and for no other
 purpose.
 ACJ08R J08 reason (1 insert) BE1

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 a Conservation Area
- BE16 Ancient Monuments and Archaeology

EMP6 Development Outside Business Areas

T3 Parking

T18 Road Safety

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

- (a) the visual impact in the surrounding area
- (b) the impact on the amenities of the occupiers of nearby residential properties
- (c) the impact on the adjacent Conservation Area
- (d) the impact on parking and traffic in the close vicinity

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

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.
- 2 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

Application:12/02583/FULL1

Address: Land Rear Of 28 Kent Road Orpington BR5 4AD

Proposal: Demolition of existing workshop/office (Class B1) building and erection of single storey office (Class B1) building.

