

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 12/02619/FULL1

Ward:
Bromley Town

Address : Street Record Mitre Close Bromley

OS Grid Ref: E: 540013 N: 169436

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Demolition of existing toilet block and construction of a car park and landscaping

Key designations:

Conservation Area:

Biggin Hill Safeguarding Birds

Biggin Hill Safeguarding Area

London City Airport Safeguarding

London City Airport Safeguarding Birds

Proposal

Planning permission is sought for a 28 space car park on what is currently Mitre Close and a disused toilet block. The car park would be public, with pay and display style payment style payment.

The car park surface would be tarmac and there would also be a new landscaping scheme implemented.

Location

To the east and south the application site abuts the boundaries of the Bromley Town Centre Conservation Area.

Comments from Local Residents

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

Comments from Consultees

Planning Policy – No objections.

Highways – No objections.

Streetscape - No objections.

Trees – No objections in principle.

Environmental Health (Public Protection) – No objections.

Transport for London – No objections in principle.

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

T3 Parking

There is no planning history available.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The Council made a decision in June 2011 to roll out a controlled closure of public toilets across the Borough; and those situated at this site were identified as suitable for closure and demolition. As such, the proposal is considered as acceptable in land use terms.

The proposal to create a car park at this site would appear to have a negligible impact on traffic density on Beckenham lane, given the amount of traffic currently using the junction and already entering/exiting The Hill car park. Additional off street parking is likely to improve the vitality of Bromley North Village which is currently the subject of a Renewal Strategy and a significant upgrade to the public realm.

With regard to the residential amenity, the nature of the proposal is such that no adjacent occupier would suffer unacceptable daylight or sunlight, outlook, or privacy loss through the implementation of an approved scheme. In terms of noise and disturbance it is noted that the application site is located within the Bromley Town Centre and the very nature of this designation acknowledges that the location experiences and encourages activity. It is also noted that background noise levels within this location are high throughout the day and into the night. The proposal is therefore considered to be acceptable in this regard and compliant with policy objectives.

This application would mean the loss of a young mature plane tree but no objection has been raised in that respect.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

Having had regard to the above it was considered that the siting, size and design of the proposed extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA09 | Landscaping scheme (inc.street furniture |
| | ACA09R | Reason A09 |
| 3 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 4 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 5 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 6 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 7 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

- BE1 Design of New Development
- BE13 Development adjacent to a conservation area
- T3 Parking

INFORMATIVE(S)

- 1 You should be advised that as the site is located to the south of Mitre Close, this section of Mitre Close should be stopped up.
- 2 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.
- 3 TfL request that within the proposed car park, adequate provision for Electric Vehicles is made. In line with standards set out in the London Plan for retail parking, 10 per cent of all spaces must be for electric vehicles with a further 10 per cent passive provision for secured future use.

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