

Section '4' - Applications recommended for REFUSAL or DISAPPROVAL OF DETAILS

Application No : 12/02559/CAC

Ward:
Chelsfield And Pratts
Bottom

Address : Lilly's Farm Chelsfield Lane Orpington
BR6 7RP

OS Grid Ref: E: 548176 N: 164335

Applicant : T Pitham Business Ltd

Objections : YES

Description of Development:

Demolition of existing buildings CONSERVATION AREA CONSENT

Key designations:

Conservation Area: Chelsfield
Areas of Archaeological Significance
Special Advertisement Control Area
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

This application seeks Conservation Area Consent for the demolition of buildings at Lilly's Farm to enable the redevelopment of the site with 5 x four bedroom detached houses with associated vehicular access and parking, and formation of community car parking area.

Location

The site is located within Chelsfield village within the Chelsfield Village Conservation Area. The village is a rural settlement entirely within the Green Belt.

The site is currently occupied by single storey and warehouse style commercial buildings used primarily for a Koi Carp business and associated storage. A significant amount of hardstanding, including a large car parking area to the front, surrounds the buildings. There are some ponds and polytunnels located to the rear of the site. The site lies within the Green Belt.

The site is bounded to the north by open Green Belt land. To the west is a large detached residential property known as Lilly's. To the east of the site lies Rosewood Farm a residential property which has two large detached outbuildings to the rear, understood to be used for purposes ancillary to the residential use. To the south is Chelsfield Lane and the current vehicular and pedestrian access to the site joins Chelsfield Lane close to its junction with Warren Road.

Consultations

English Heritage is content for the Council to determine the application

The Advisory Panel for Conservation Areas object on the basis that the replacement scheme is not acceptable.

The Conservation Officer comments that the buildings proposed for demolition are utilitarian structures of no architectural or historic interest and they make no contribution to distinctive local character. Subject to an acceptable redevelopment scheme, the proposal may be permitted in terms of Policy BE12.

Planning Considerations

The application falls to be considered primarily with regard to UDP Policy BE12 - Demolition in conservation areas

The Supplementary Guidance for the Chelsfield Village Conservation Area is also relevant

Conclusions

Whilst the existing buildings are not considered to be of any significant merit in terms of their contribution to the Conservation Area, their loss would be considered inappropriate unless permission is granted for a suitable replacement scheme. The current proposed scheme is recommended for refusal on this agenda and therefore it is recommended that this application be refused as no suitable scheme exists to replace the demolished buildings

RECOMMENDATION: PERMISSION BE REFUSED

The reasons for refusal are:

- 1 In the absence of a planning permission for a suitable replacement, it would be premature to grant consent for the demolition of the existing buildings, and the proposal is therefore contrary to Policy BE12 of the Unitary Development Plan.

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